



**GASCOIGNE
HALMAN**

GROVE PARK, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



GROVE PARK, KNUTSFORD

Occupying a favourable corner position in the heart of town, this attractive four-bedroom, two-bathroom extended detached home offers well-balanced, family-sized accommodation approaching 1,800 sq. ft. approx. Set within the highly sought-after Grove Park, the property enjoys beautifully maintained gardens, off-road parking, and an integral garage, making it a compelling opportunity for a wide variety of buyers.

The ground floor is introduced via an entrance porch leading into a welcoming hallway. A bright and spacious dual-aspect living room features a charming bay window and a central fireplace, while the generously sized dining room opens out to the garden through French doors - ideal for both family life and entertaining. The well-appointed Poggenpohl fitted kitchen includes integrated appliances and a casual dining area, complemented by a separate laundry/utility room and a convenient downstairs cloakroom/WC.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms. The large principal bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a spacious family bathroom, complete with a 3-piece suite and an additional walk-in wet-room style shower for added convenience.

Externally, the home is surrounded by mature, well-tended gardens on three sides, offering attractive outdoor space perfect for relaxation or entertaining. A side driveway provides off-road parking and leads to the integral garage, which houses a recently updated IDEAL combi boiler. Subject to the necessary consents, the garage also offers excellent scope for conversion into additional living space.

An exciting opportunity to acquire a generously sized, well-presented family home in one of the area's most desirable residential locations. Also available with no onward chain.





DIRECTIONS

SAT NAV: WA16 8QD

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

SERVICES (NOT TESTED)

All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: F

ENERGY PERFORMANCE RATING

C

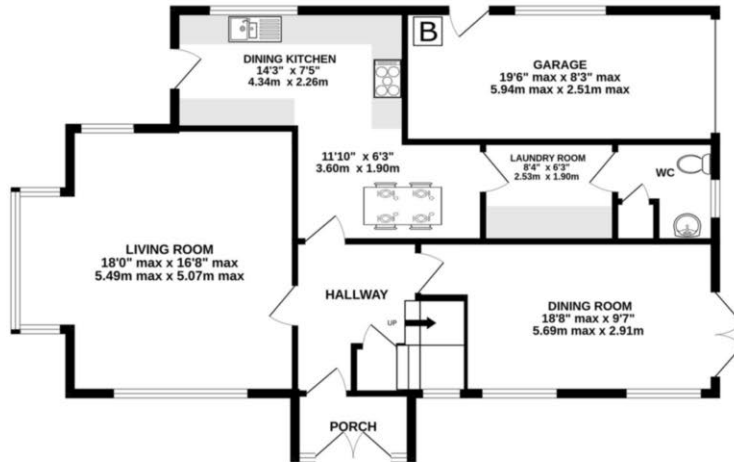
TOTAL FLOOR AREA

1788 SQFT

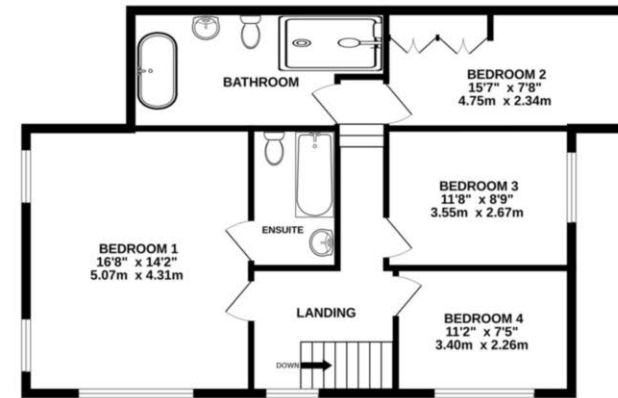
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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