





# 1 Grassfield Way

Knutsford

A spacious 4-bed family home near Bexton Primary School with versatile reception rooms, extended kitchen. Potential for extension, corner plot, two bathrooms, downstairs WC, utility room, large garden, no onward chain.

Council Tax band: F

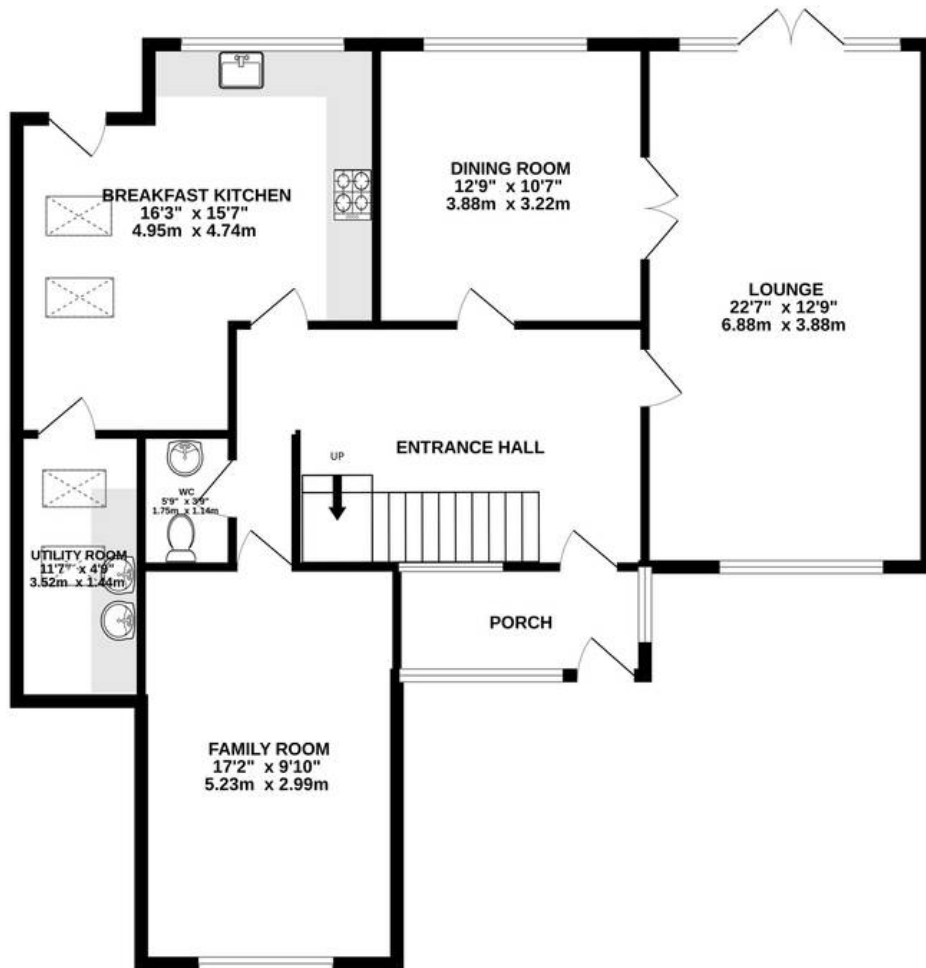
Tenure: Freehold

EPC Energy Efficiency Rating: C

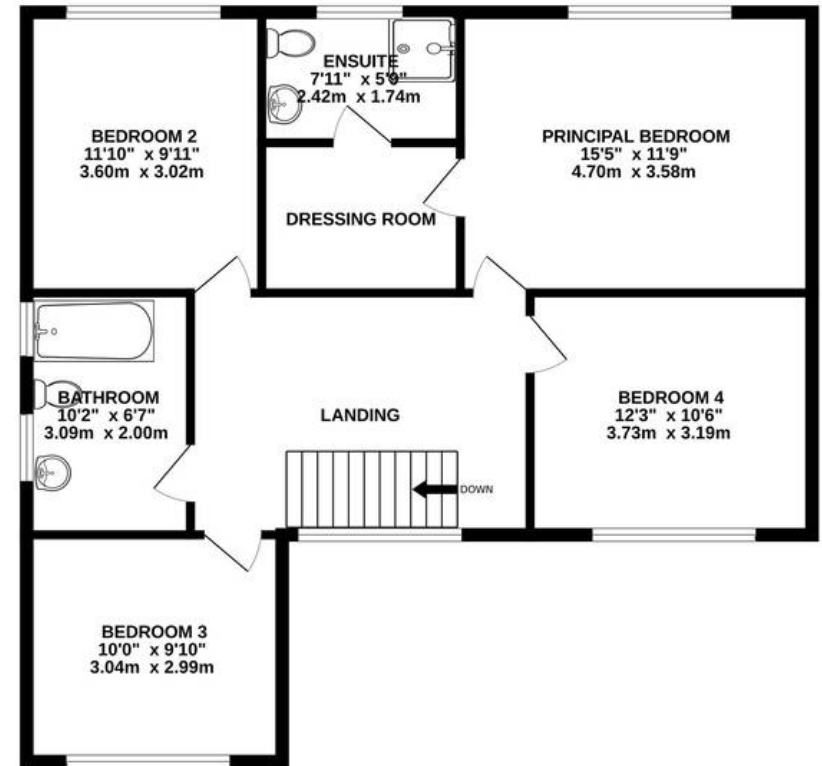
- A large detached family home with four good bedrooms
- Floorspace of more than 2000 square feet
- Several reception rooms and an extended breakfast kitchen
- Large corner plot with great potential for further extension or a detached garage (STPP)
- Popular residential development minutes from Bexton Primary School
- Principal bedroom with ensuite bathroom, a family bathroom and downstairs WC
- No onward chain



**GROUND FLOOR**  
1143 sq.ft. (106.2 sq.m.) approx.



**1ST FLOOR**  
877 sq.ft. (81.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2020 sq.ft. (187.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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