







# 53 Grove Park

Knutsford

Rare opportunity to create a bespoke 4-bed detached family home in Grove Park development. Tranquil town centre setting with quiet location, superb rear garden, potential for modernisation, extension, and reconfiguration. Endless possibilities for buyer seeking to put their stamp on this gem.

Council Tax band: E

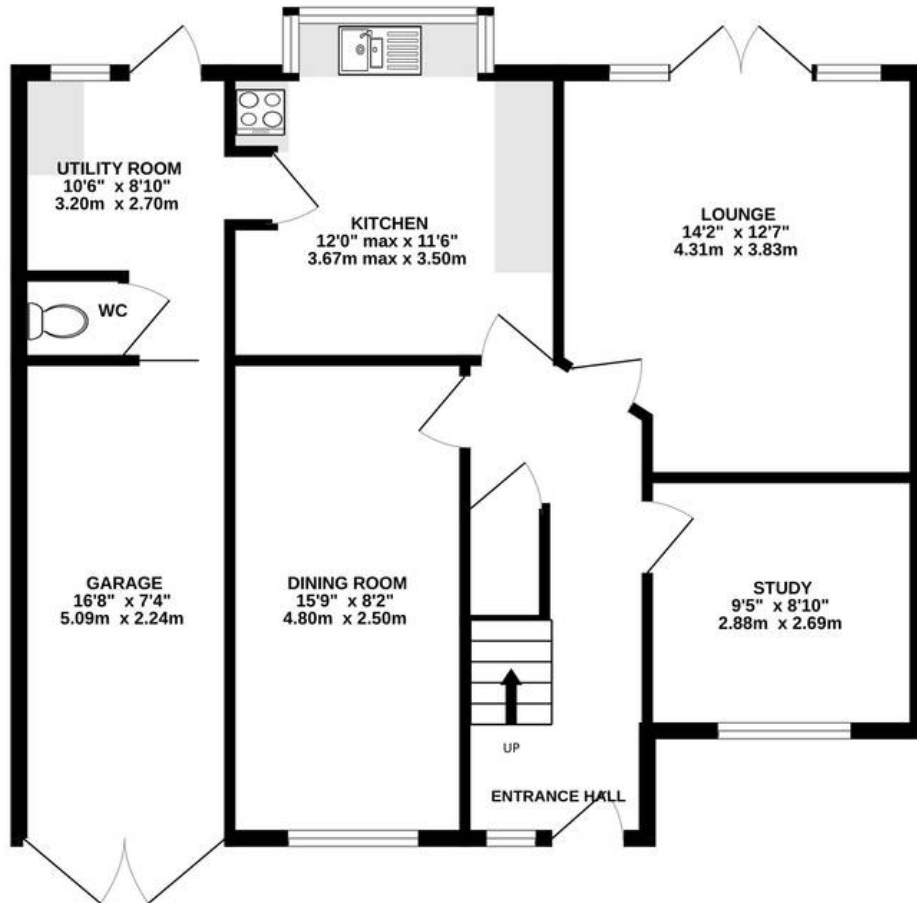
Tenure: Leasehold

EPC Energy Efficiency Rating: D

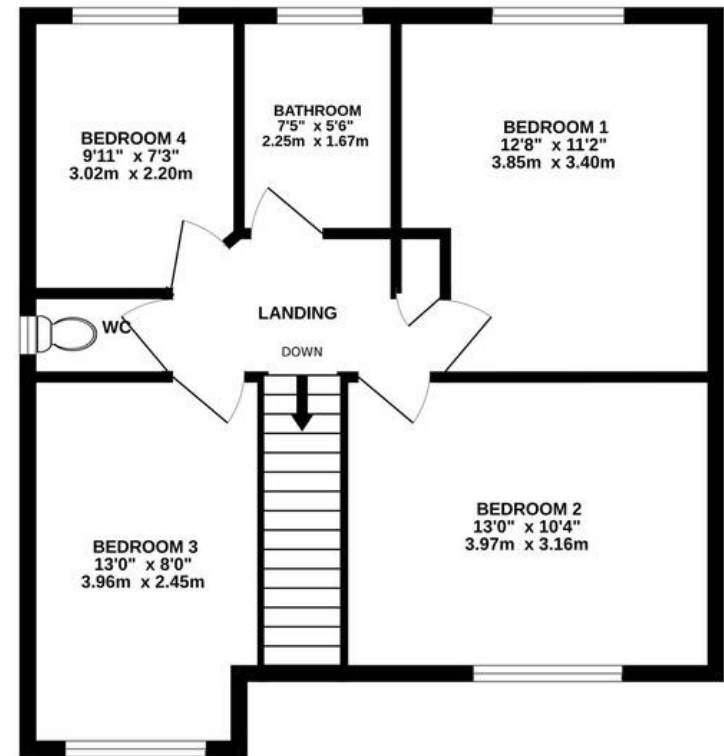
- Sought-after position within the ever popular Grove Park development
- A quiet setting within the heart of the town
- A well-loved family home ready to be transformed
- Superb rear garden with great privacy, maturity and a westerly aspect for afternoon and evening sunshine
- Brilliant potential for modernisation, extension and reconfiguration (STPP)
- Vacant with no onward chain



GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 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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