

















# 31 Ashworth Park

Knutsford

A prime 5-bed detached house in sought-after location near Bexton Primary School. Spacious living areas, 3 bathrooms, and ample parking. Tranquil garden and easy access to amenities and transport links. Ideal family home.

Council Tax band: F

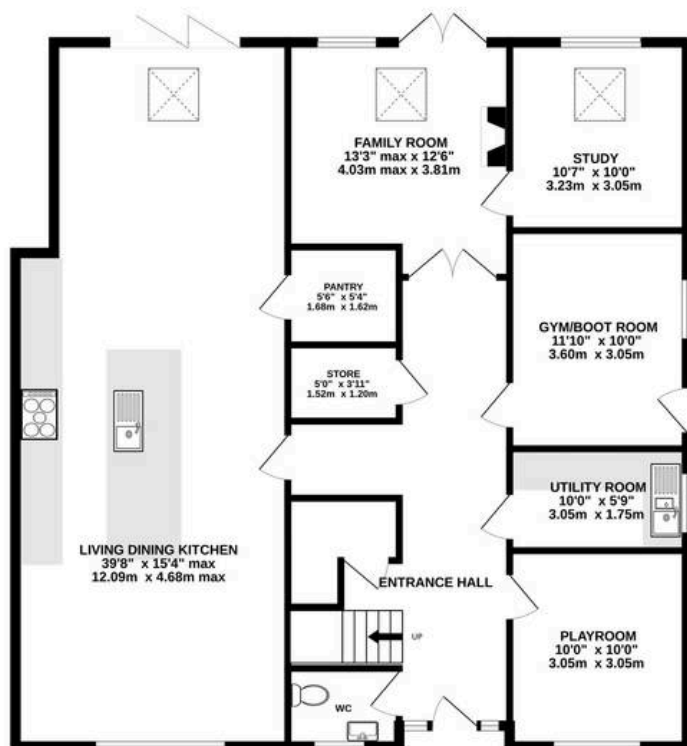
Tenure: Freehold

EPC Energy Efficiency Rating: D

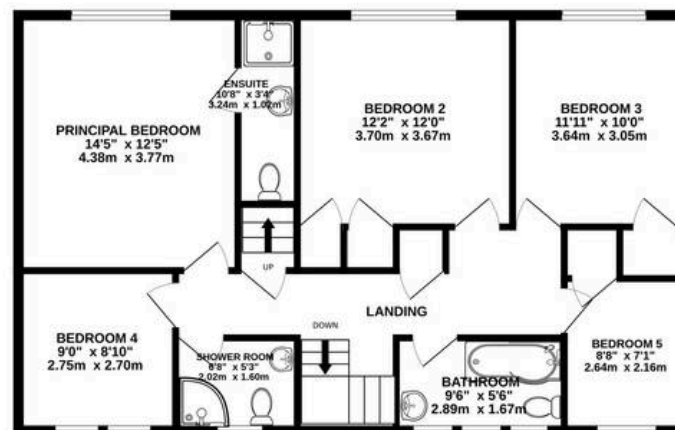
- A superb family property providing more than 2500 square feet of accommodation
- Sought-after residential development on the edge of the town and moments from Bexton Primary School
- Extensive reception space with great versatility to suit most requirements
- Five well balanced bedrooms serviced by three bathrooms and a downstairs WC
- Attractively finished driveway for upto three vehicles and EV charging point
- Pleasant rear garden with good privacy



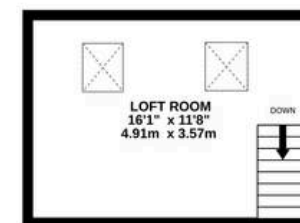
GROUND FLOOR  
1464 sq.ft. (136.0 sq.m.) approx.



1ST FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



2ND FLOOR  
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 2539 sq.ft. (235.9 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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