







Maple House, 50 Grassfield Way

Knutsford

An attractive and Individual detached modern family house, designed and constructed as a bespoke commission in 2012 to a high specification, standing in lovely mature gated gardens and grounds, located on Bexton Lane, a highly regarded residential road on the edge of the town centre. Council Tax band: G

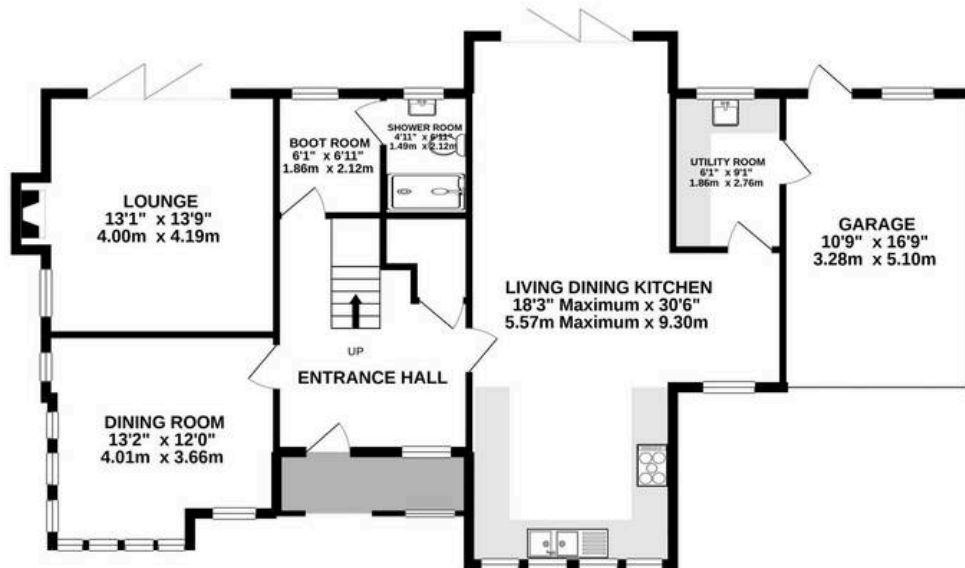
Tenure: Freehold

EPC Energy Efficiency Rating: B

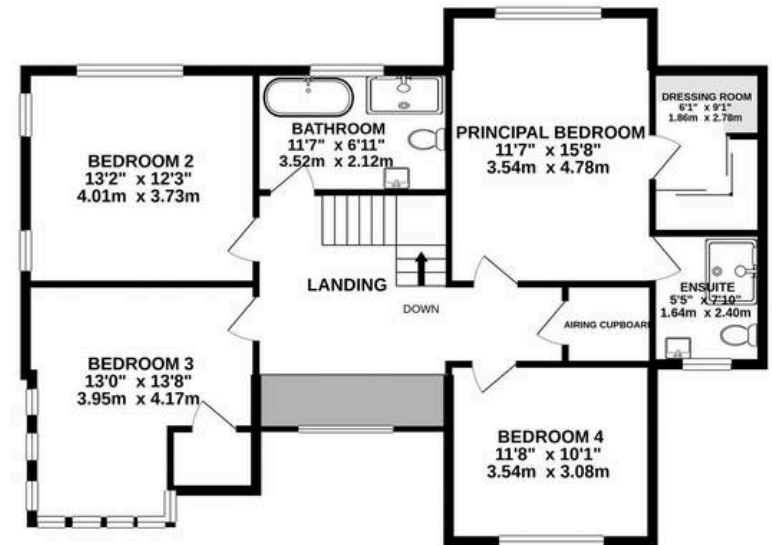
- Bespoke modern detached house in a lovely position on a very sought after road
- Four bedrooms, two bathrooms and three reception rooms
- Superb specification and attractive landscaped gardens
- Walking distance to the town centre and railway station



GROUND FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2162 sq.ft. (200.8 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.
Made with Metropix ©2021



Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.