









14 Bexton Road

Knutsford

An extended and beautifully presented period home situated in one of the town centre's most sought-after areas. This exceptional property offers generously proportioned accommodation arranged over three floors, blending contemporary style with original charm. The home has recently benefited from a range of significant upgrades, including a new 'Vaillant' boiler, new consumer unit, new carpets throughout, a log burner, and refurbished wooden sash windows.

The ground floor comprises an inviting entrance hall, a bay-fronted lounge open to the dining area, now enhanced by the feature log burner, and an extended breakfast kitchen featuring a high-spec fitted design and a striking half-glass ceiling. Stairs lead down to a tanked cellar currently utilised as an office and gym.

The first floor hosts two spacious double bedrooms, both fitted with newly laid carpets, and a stunning contemporary four-piece bathroom.

One of only a select few in the vicinity to benefit from off-street parking to the front.

To the rear, private sunny attractively landscaped walled gardens provide the perfect setting for entertaining and alfresco dining.

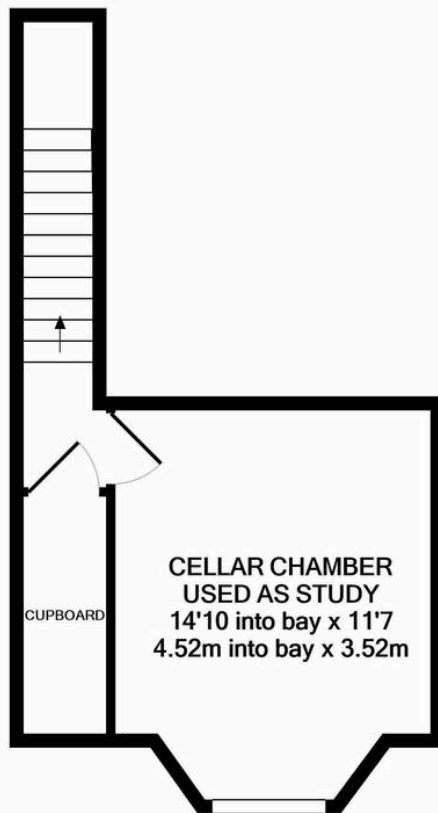
Overall, the recent improvements ensure the property is both characterful and ready for modern living.

Council Tax band: D

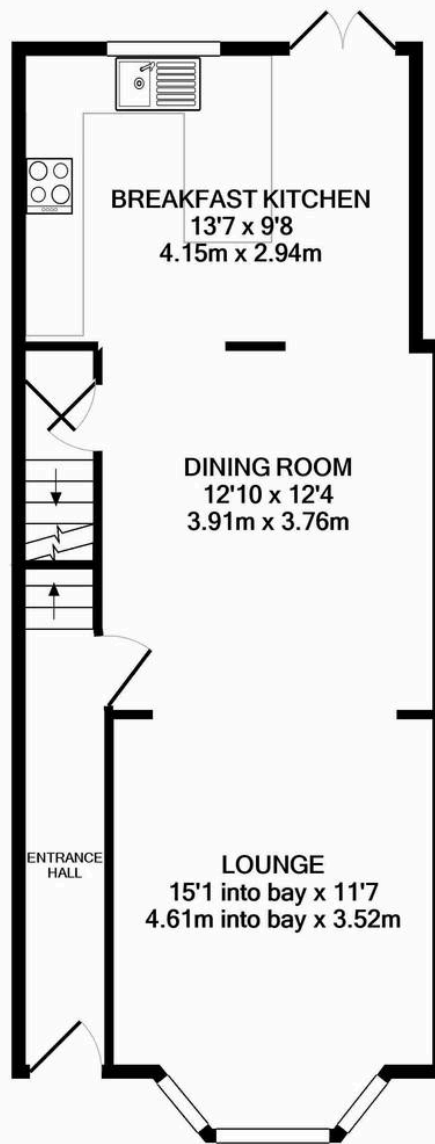
Tenure: Freehold

EPC Energy Efficiency Rating: D

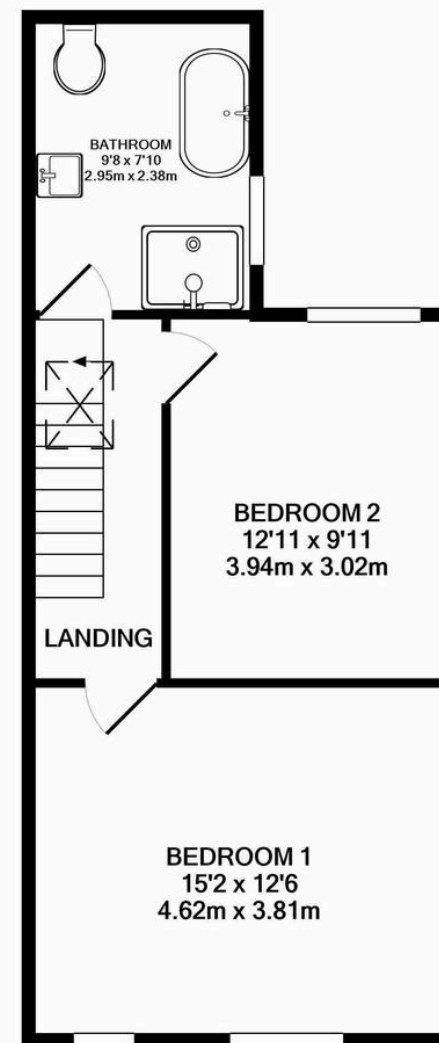




BASEMENT LEVEL
APPROX. FLOOR
AREA 226 SQ.FT.
(21.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1207 SQ.FT. (112.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.