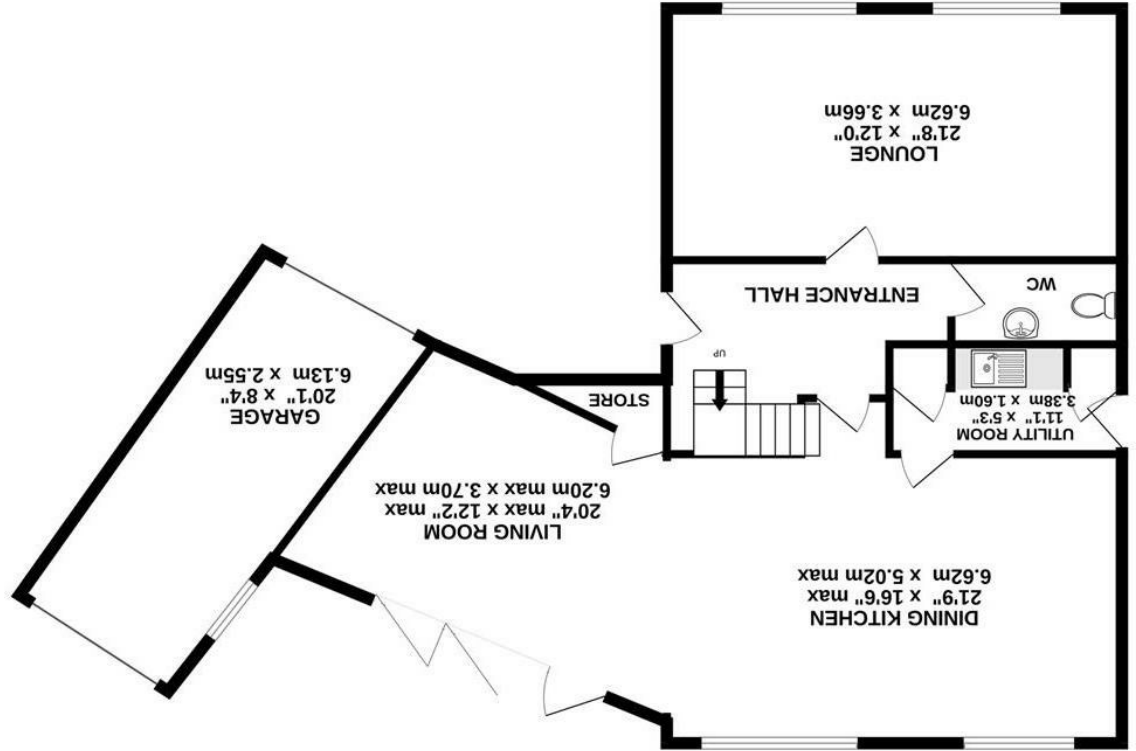
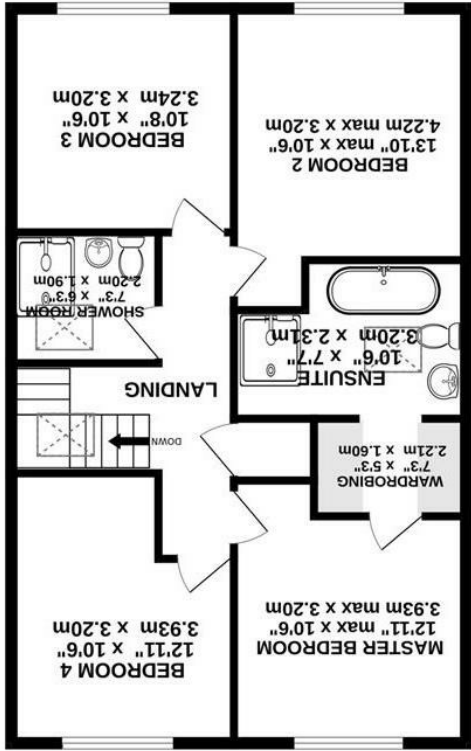
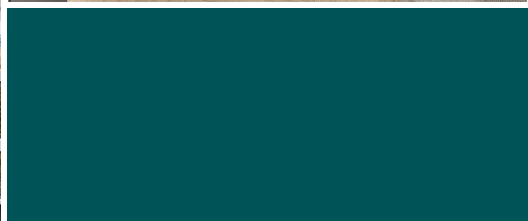
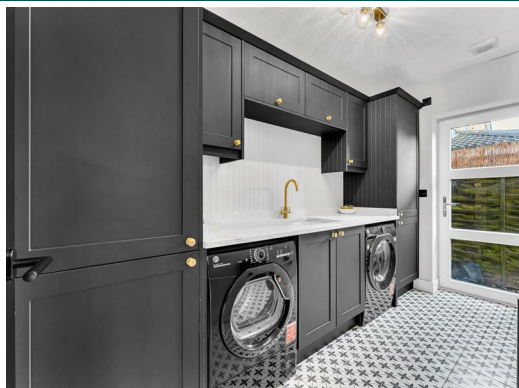


MISREPRESENTATION ACT 1967.
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

TOTAL FLOOR AREA : 1915 sq.ft. (177.9 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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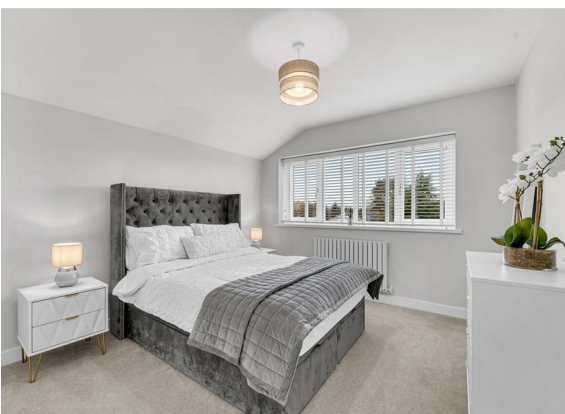
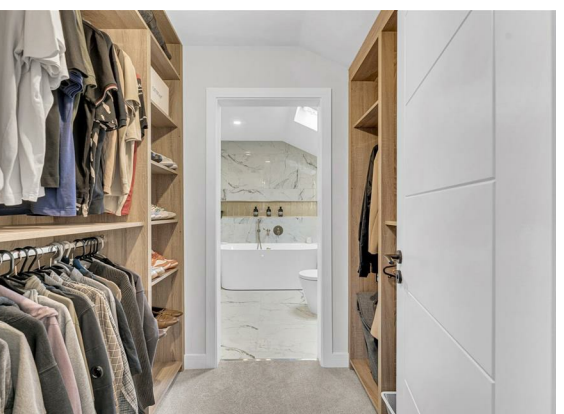
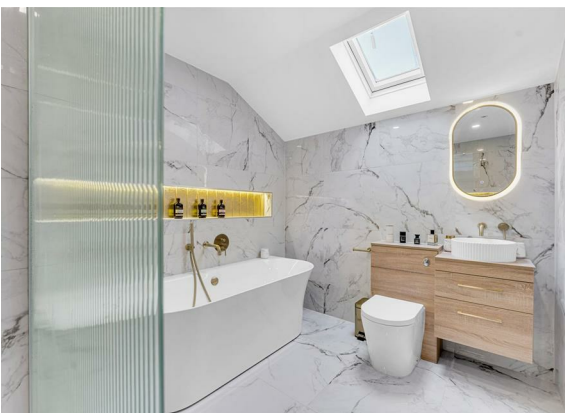


£900,000



41 MEREHEATH PARK
 KNUTSFORD
 WA16 6AS

4 bedrooms, 2 bathrooms, 2 living areas, 2 parking spaces
 COUNCIL TAX BAND: E



This fully refurbished four-bedroom detached property in Knutsford offers a perfect blend of modern luxury and spacious family living. The meticulous renovation, including stripping back to brick and adding a first floor and new roof, demonstrates high-quality craftsmanship throughout.

DESCRIPTION

Upon entering, you're greeted by a spacious central hallway with elegant herringbone oak flooring. The downstairs cloakroom, with its decorative tiled floor and modern fixtures, adds practicality and style.

The main reception room is bathed in natural light, thanks to its large windows. The continuation of oak herringbone flooring and contemporary radiators create a cohesive aesthetic.

The kitchen steals the show, with its expansive open-plan layout and large central island topped with stunning white quartz with hints of gold. The sleek, modern cabinetry and integrated appliances complement the luxurious quartz countertops perfectly. The Kitchen hosts a large dining and lounge area which features a modern media wall, making this the perfect place to relax, socialise and enjoy views of the mature garden. Bi-folding doors provides seamless access to the lawned gardens, blurring the lines between indoor and outdoor living.

The addition of a fully fitted utility room off the kitchen adds practicality and convenience to the home, with matching units and Quartz worktops. The decorative tiled flooring not only adds a touch of style but also offers durability and ease of cleaning.

To the first floor are four well-appointed double bedrooms. The Master Suite boasts a bespoke walk-in wardrobe and a lavish ensuite bathroom complete with a freestanding roll-top bath, double walk-in shower and contemporary fittings. The remaining bedrooms share a modern, high-specification walk in shower room with matching furniture, ensuring comfort and style throughout.

Externally, refurbishment is currently underway including external rendering, a new driveway and landscaping to the rear garden. With all the external work scheduled to be completed by the end of March, prospective buyers can look forward to enjoying the full benefits of these enhancements in the near future.

In summary, this property presents a rare opportunity to own a virtual 'new build' home in the heart of Knutsford, combining modern contemporary elegance. Viewing is highly recommended to fully appreciate the level of craftsmanship and attention to detail on offer.

Entrance Hall

Lounge

Dining Kitchen

W/C

Utility Room

Lounge

Master bedroom

Dressing room

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Shower room

Garage

Tenure

We understand the tenure to be Freehold.