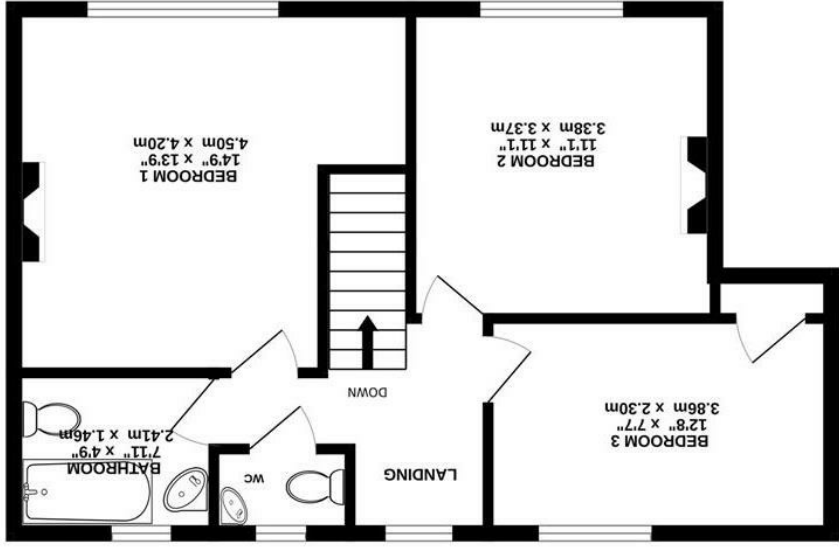


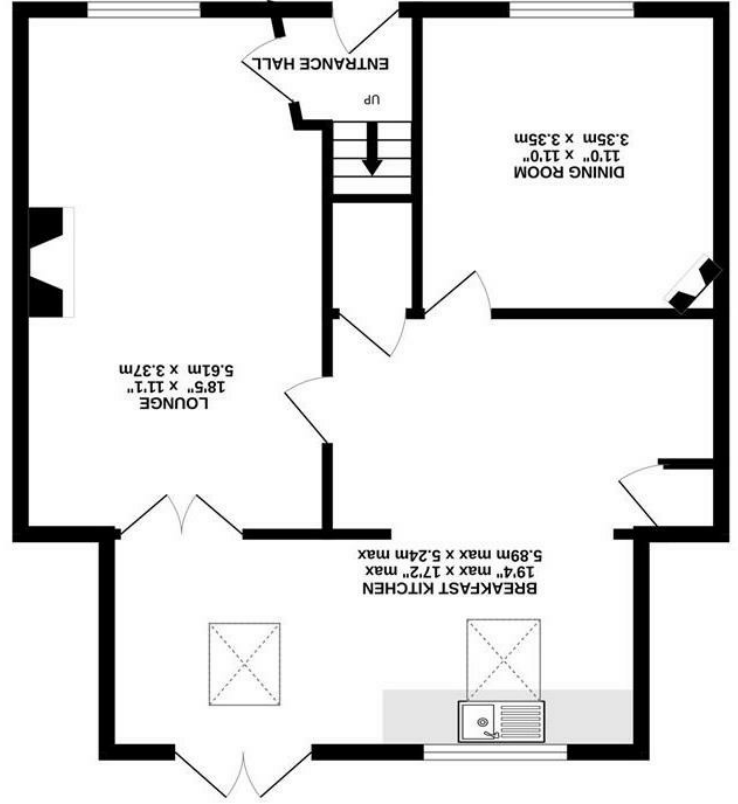
MISREPRESENTATION ACT 1967.
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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 Tel : 01565 621624

TOTAL FLOOR AREA : 1137 sq.ft. (105.7 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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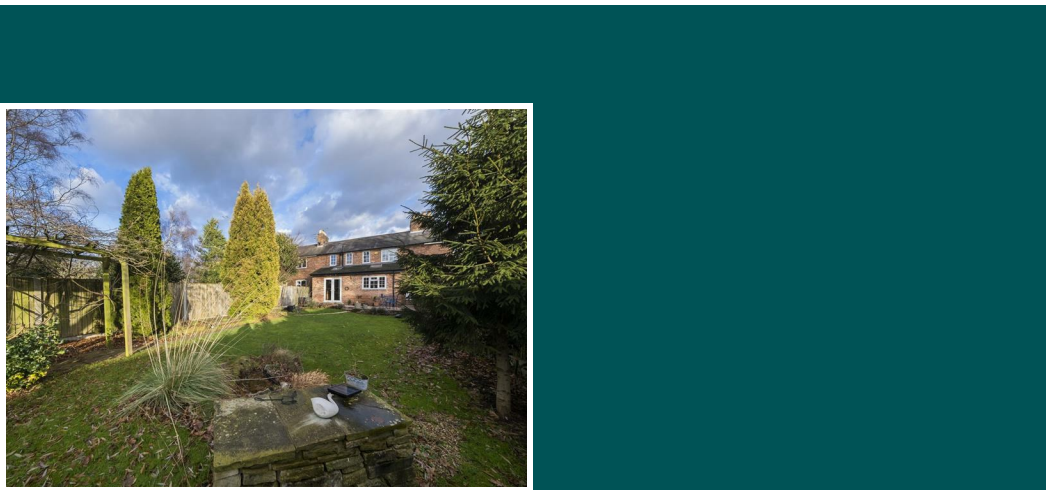
1ST FLOOR
 513 sq.ft. (47.7 sq.m.) approx.



GROUND FLOOR
 624 sq.ft. (58.0 sq.m.) approx.



£550,000



12 HEATHFIELD SQUARE

KNUTSFORD
 WA16 0AD



COUNCIL TAX BAND: C



A most attractive double fronted, traditional terraced house, forming part of a very popular cul-de-sac development, built in 1922 by the Knutsford Urban District Council as part of the government's 'Homes fit for Heroes' campaign. The location is much sought after, being almost adjacent to Knutsford Heath and only a short walk to the town centre, and Knutsford Academy.

The property has been extended and completely refurbished throughout, offering spacious and well balanced accommodation laid over two floors, comprising of a large breakfast kitchen, two good sized reception rooms, three first floor bedrooms and a recently refitted shower room as well as a separate WC.

There is ample parking to the front for a number of cars, and a very large mature rear garden.

Location

Heathfield Square is a very pretty road, comprising of mostly terraced and end terraced properties, only a short stroll away from the restaurants and shops of Knutsford town centre.

Knutsford is a charming and highly desirable market town well placed for access to the M6 and M56 motorway networks, and within commutable distance of the North West's commercial centres and Manchester International Airport. The train station places Manchester from 42 minutes away and London Euston can be accessed via Wilmslow, Crewe or Macclesfield.

The area is well served by good local state schools, plus a number of excellent private sector schools being a short drive away. The town's leisure facilities include many sports clubs, a leisure centre with swimming pool, golf courses abound and the National Trust's Tatton Park is a short walk

Entrance Hall

Double glazed entrance door to front, tiled floor and stairs leading to the first floor.

Living Room

A beautiful formal reception room with a front facing UPVC double glazed window, a cast-iron working fireplace with a tiled hearth and glazed double doors leading through to:

Kitchen Breakfast Room,

An extended kitchen with a rear facing part vaulted ceiling with skylight windows. French doors and a further double glazed window overlooking the rear garden, providing an abundance of natural light. Space for a generous dining table. Built-in shaker style cabinets surmounted with granite worktops, incorporating an undermount stainless steel Belfast style sink. Connection for a gas cooker, space and plumbing for a washing machine. Door to:

Dining Room

A good size second reception room with a front facing double glazed window and an ornamental cast-iron fireplace with a tiled hearth.

First Floor Landing

Double glazed window overlooking the rear garden and loft access to the roof void.

Bedroom One

A particularly spacious master bedroom with a front facing double glazed window, a cast-iron ornamental fireplace and a built-in storage cupboard.

Bedroom Two

A good sized double bedroom with a front facing double glazed window and an ornamental cast on fireplace.

Bedroom Three

A generous single bedroom with a rear facing double glazed window, built-in storage cupboard with shelving.

Shower Room

Recently refitted to an exceptional standard comprising of a wet room style shower enclosure with a glass shower screen and thermostatic mixer shower with both overhead and handheld attachments. Wall hung wash basin with contemporary style storage drawers below and a concealed cistern WC. Chrome ladder towel radiator, tiled walls and glazed window to the rear.

Externally

To the front of the property is a wide gravel driveway providing ample parking for a number of vehicles.

The rear garden is large in size, and enclosed to all sides by combination of panel fences and mature hedges. The garden is laid mostly to lawn with a York stone flat patio and connecting pathway and a number of mature shrubs and trees.