



**GASCOIGNE
HALMAN**

GROVE PARK, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



GROVE PARK, KNUTSFORD

This impressive detached home occupies a delightful cul-de-sac position within the highly sought-after Grove Park development, just a short, flat walk from the train station and the excellent amenities of the vibrant town centre. Having been extended and tastefully refurbished in recent years, the property will undoubtedly appeal to a wide range of prospective buyers.

The accommodation briefly comprises: an entrance hallway opening into a fabulous dual aspect living/dining room, featuring striking wooden flooring and a contemporary inset living flame gas fire that creates a warm and inviting focal point. This space flows seamlessly into a stunning full-width rear extension, incorporating two large Velux roof lights and twin sets of bi-folding doors leading onto the southerly facing rear garden. The continuation of the wooden flooring enhances the sense of space and cohesion, making this open-plan area ideal for informal entertaining and everyday family living.

The kitchen is fitted with a quality range of white wall and base units, complemented by granite worktops and a large central island with breakfast bar, offering excellent workspace and storage. Integrated appliances include a wine cooler, dishwasher, and fridge/freezer, adding to the kitchen's modern, high-spec finish. A useful utility room and a cloakroom/WC complete the ground floor accommodation, both enhancing the practicality of the home.

To the first floor, the landing leads to three well-proportioned double bedrooms and a recently re-fitted three-piece family bathroom. The principal bedroom, positioned to the rear, enjoys a pleasant dual aspect over the garden and benefits from fitted wardrobes and a well-appointed en-suite shower room. The second bedroom also features a full-width range of fitted wardrobes, providing excellent storage.

Externally, the property stands behind a generous driveway providing parking for several vehicles and giving access to the integral garage/store, with a courtesy door allowing internal access from the entrance hall. To the rear, the southerly facing garden enjoys a high degree of privacy and is mainly laid to lawn with mature, well-established borders. A timber decked terrace offers an ideal space for outdoor dining, entertaining and relaxation.





DIRECTIONS

SAT NAV: WA16 8QB

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: E

ENERGY PERFORMANCE RATING

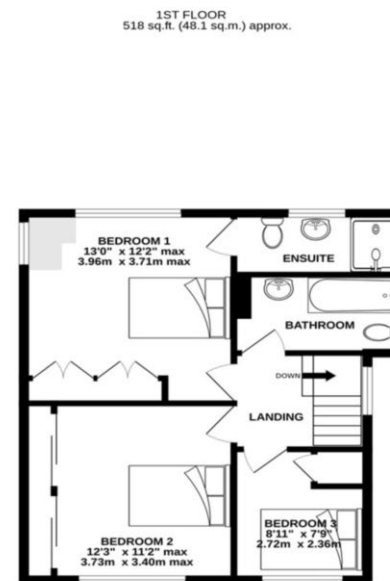
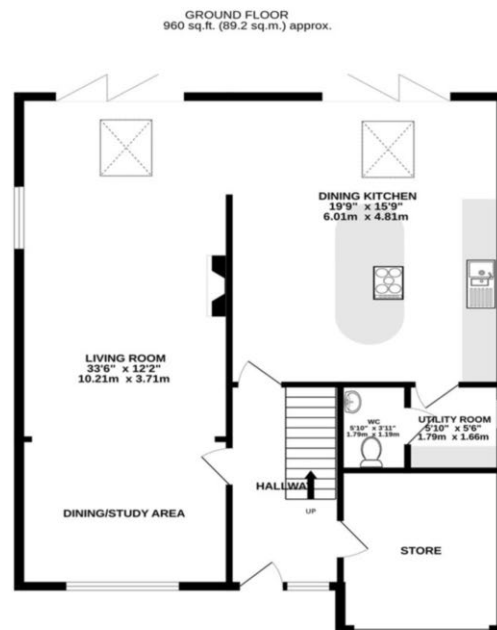
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TOTAL FLOOR AREA

1478 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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