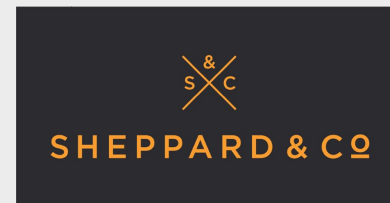




Grove Park | | Knutsford | WA16 8QB

Guide price £630,000



Grove Park |
Knutsford | WA16 8QB
Guide price £630,000



- Situated within walking distance of Knutsford Town Centre
- Well-presented detached family home with scope to extend and update (STPP)
- Conservatory overlooking the private rear garden
- Catchment to the areas finest schools
- Cul de sac location in a highly sought after development
- Open plan bay-fronted living and dining room
- Off-road parking and single garage
- No onward chain

Perfectly positioned on arguably Knutsford's most sought after town centre development, Grove Park enjoys a level walk to Knutsford Town Centre and some of the area's most highly regarded primary and secondary schools.

This well-presented detached family home offers excellent potential to extend or reconfigure, subject to the necessary planning consents, making it an appealing opportunity for a range of buyers.

The accommodation is arranged over two floors and, in brief, comprises an entrance porch leading into a bright open plan bay-fronted living and dining room, a conservatory overlooking the rear garden, and a fitted kitchen.

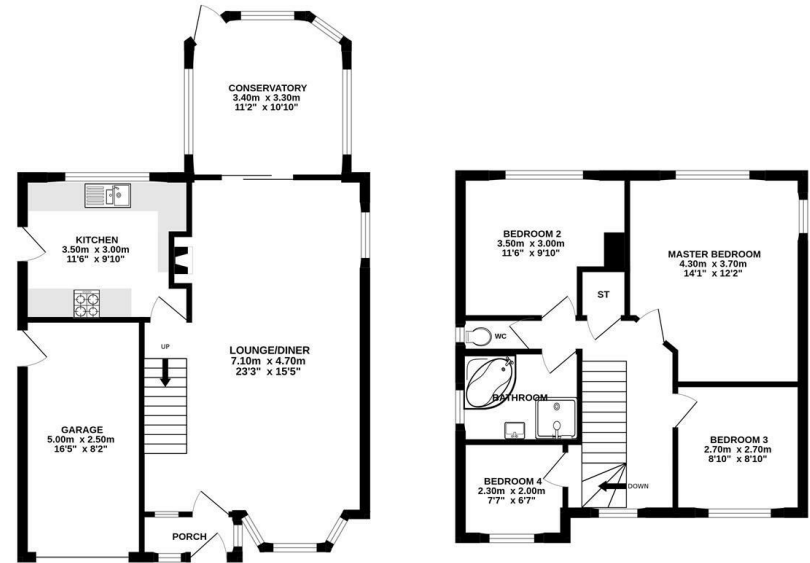
To the first floor, there are four bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from off-road parking to the front and a single garage. To the rear is a private, enclosed garden, accessible from both the conservatory and the kitchen, offering a pleasant and practical outdoor space.

Offered to the market with no onward chain, this is a rare opportunity to secure a detached home in one of Knutsford's most desirable and convenient locations.

Ground Floor
67.0 sq.m. (721 sq.ft.) approx.

1st Floor
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA: 119.1 sq.m. (1282 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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