



Knutsford Road, Grappenhall

Five Spacious Bedrooms • Gated Driveway • Generous Garden • Open Plan Living • High Specification Throughout • Sought After Location • Semi-Detached Family Home • Move In Ready Feel • Close To Local Amenities • Great Transportation Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering this highly desirable home, you are welcomed by a spacious hallway bathed in natural light and offering effortless access to the rooms beyond. The first room you encounter to the left of the hallway is the charming lounge, filled with natural light thanks to a beautifully positioned bay window. This inviting space is perfect for unwinding or enjoying quality time with the family. Continuing through the home, you will discover the impressive open-plan kitchen and dining area - the true heart of the home. Thoughtfully designed to flow effortlessly together, this expansive space offers both style and practicality, creating a warm and inviting atmosphere that's perfect for entertaining guests or unwinding while preparing home-cooked meals. With striking bi-fold doors that open wide onto the garden, the space effortlessly blends indoor and outdoor living - creating a vibrant, light-filled setting that's perfect for lively family gatherings, summer entertaining, or simply relaxing while the children play outside.



As you ascend the staircase to the first floor, you will find five well-proportioned bedrooms. Bedrooms One and Two feature elegant bay windows that enhance the sense of light and space, while a thoughtfully positioned modern family bathroom serves the floor. The primary bedroom further impresses with its charming walk-in wardrobe and private ensuite, providing a luxurious retreat within the home.

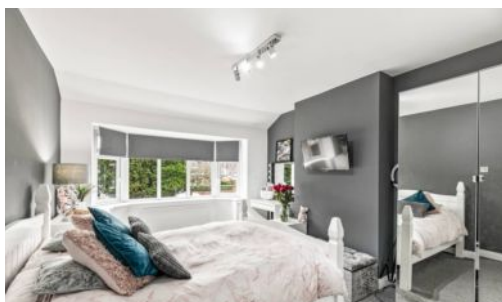
GARDEN

To the rear of the home lies a great sized garden, perfect for family gatherings during the warmer months. Blending lush greenery with a practical patio area, it offers an ideal balance of relaxation and space for outdoor activities. The property also benefits from a secure gated driveway.



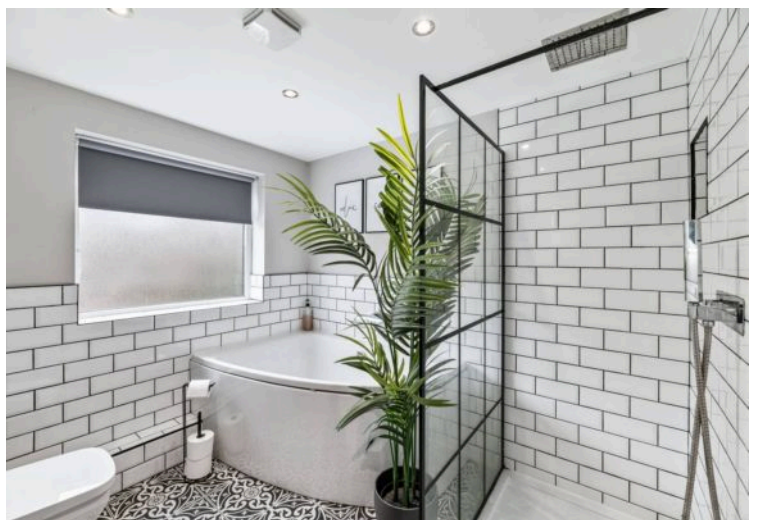
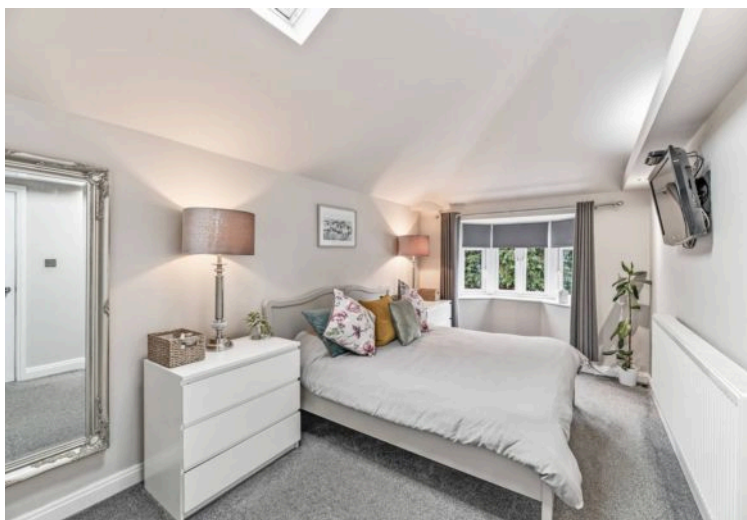
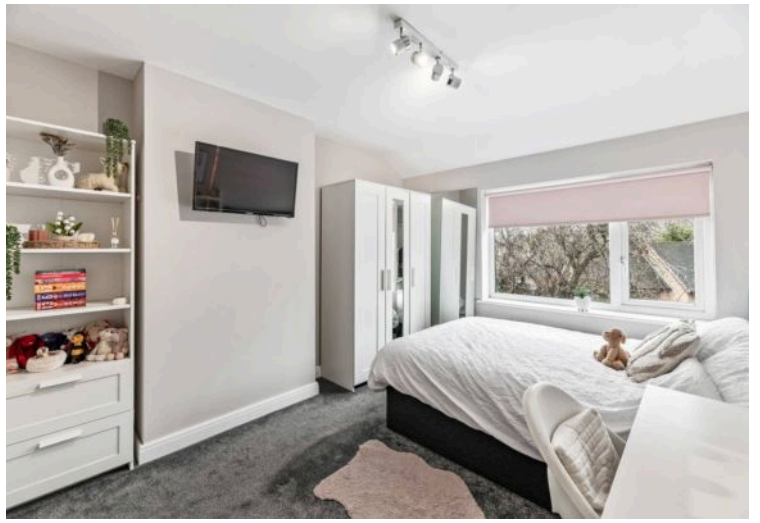
LOCATION:

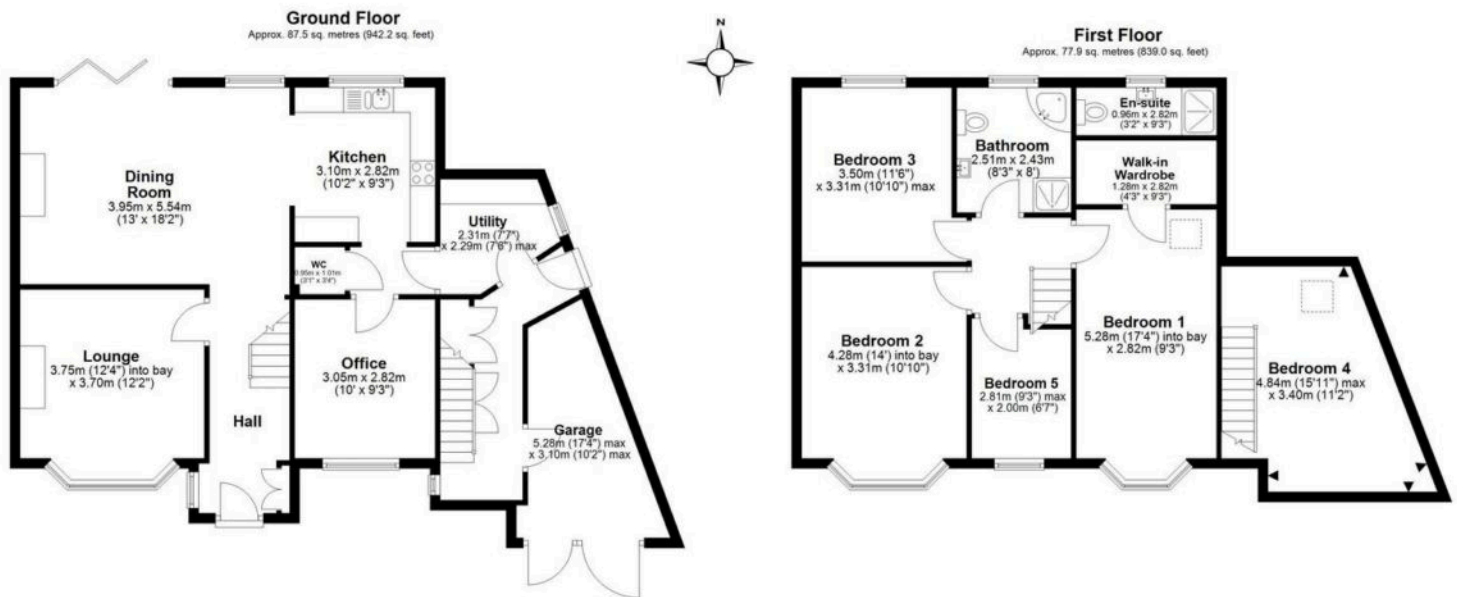
This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite its semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.



GENERAL INFORMATION:

- › Council Tax band: D
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D





Total area: approx. 165.5 sq. metres (1781.2 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.