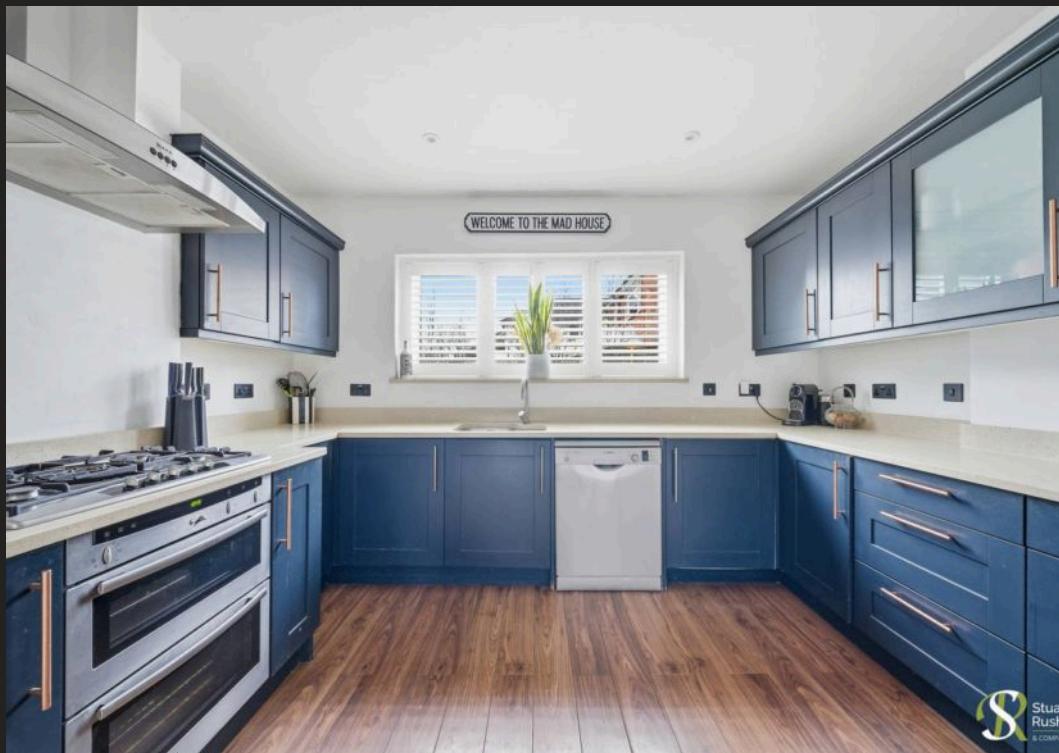




 Stuart  
Rushton

 Stuart  
Rushton  
& COMPANY

17 Grove Park, Knutsford – WA16 8QA  
£699,995





# 17 Grove Park

Knutsford

An attractive four-bed detached home in sought-after Grove Park, Knutsford. Features open-plan living, modern kitchen, stunning bathroom, garage, south-facing garden, and parking for two cars.

Council Tax band: E

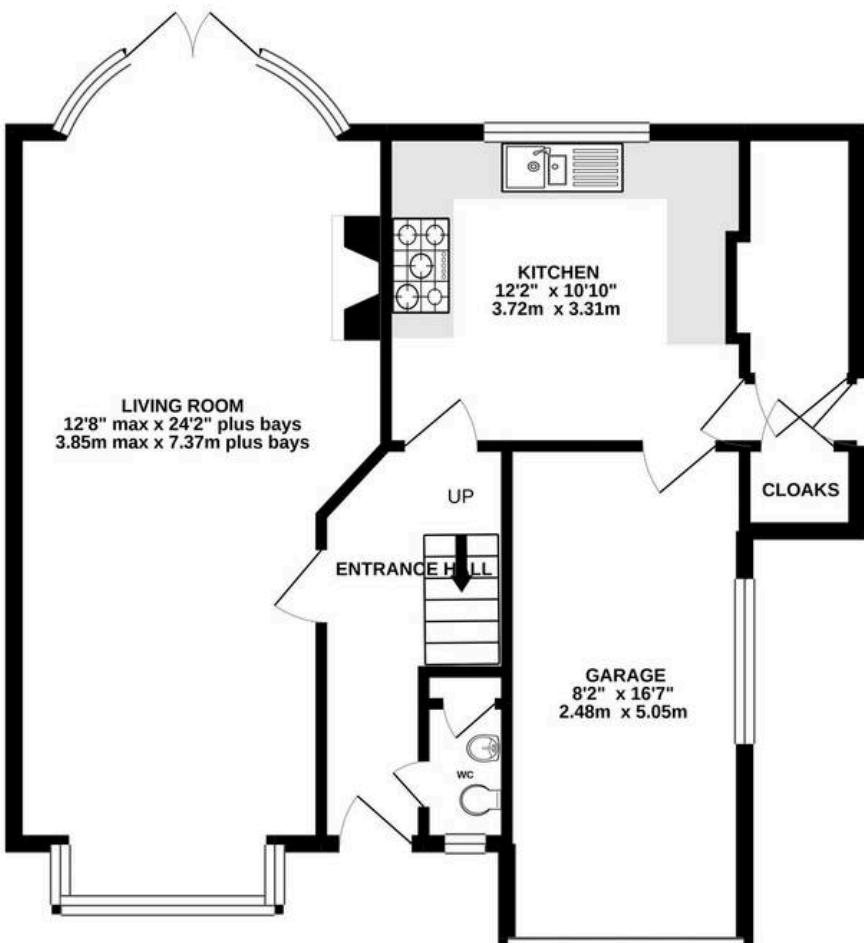
Tenure: Freehold

EPC Energy Efficiency Rating: E

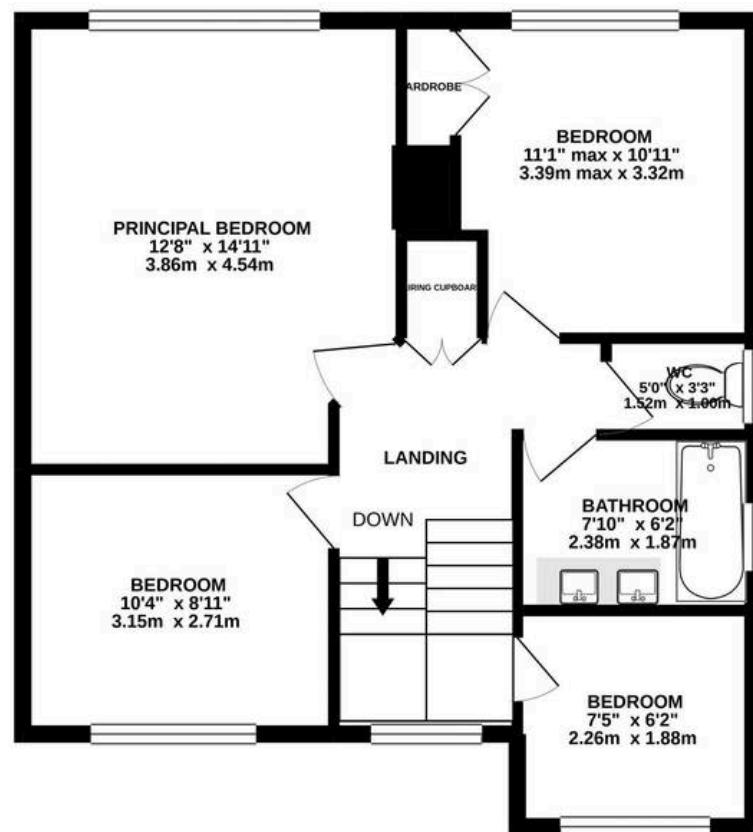
- Stylishly Presented Four Bedroom Detached
- Southerly Facing Rear Garden
- Quiet Position on the Edge of the Town Centre
- Parking for Two & Integral Garage
- Ideal for Sought-after Schools
- Stunning Recently Fitted Bathroom



GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1347sq.ft. (125.1 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.

Made with Metropix ©2021



## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street - WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.