



Grove Park | | Knutsford | WA16 8QB

Offers over £650,000

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SHEPPARD & CO

Grove Park |
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- 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.

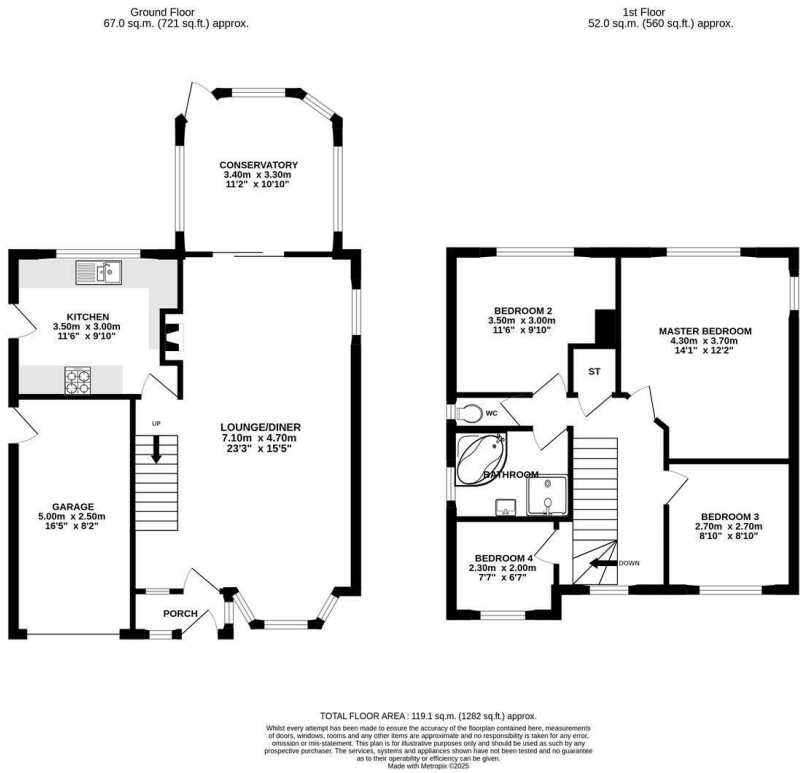
This well-presented detached family home offers excellent potential to extend or reconfigure, subject to the necessary planning consents, making it an appealing opportunity for a range of buyers.

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.



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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