



FREEHOLD

House - Semi-Detached

36 MANSION DRIVE, KNUTSFORD, WA16 8BZ

£395,000

FEATURES

- Beautifully presented three bedroom semi detached home
- Walking distance to Knutsford town centre and railway station
- South facing rear garden
- Generous off road parking
- Close proximity to highly rated primary/secondary schools
- Ideal for families or first-time buyers



3 Bedroom House - Semi-Detached located in Knutsford

Beautifully presented throughout, this attractive home offers well-balanced accommodation ideal for modern family living, combining generous reception space with a private rear garden and ample driveway parking to the front.

Upon entering, you are welcomed via an entrance hallway with staircase rising to the first floor and access through to the principal living accommodation. The spacious living room is positioned to the front of the property and benefits from a large bay window allowing for plenty of natural light, alongside a feature fireplace which creates a warm focal point to the room.

To the rear, the property opens into a versatile dining area which provides excellent space for family dining and entertaining, with sliding doors leading directly into the conservatory. The conservatory offers additional reception space and enjoys pleasant views over the rear garden, making it an ideal sitting area, playroom or home office space depending on requirements.

The kitchen has been thoughtfully modernised and features a range of shaker-style wall and base units, integrated appliances, generous worktop space and direct access to the side of the property. The property also benefits from a separate storage/utility room.

To the first floor, there are three well-proportioned bedrooms, including two spacious doubles with fitted storage, alongside a well-sized third bedroom ideal for a child's room, nursery or home office. The three piece family bathroom serves the first floor and is fitted with a bath and overhead shower.

Externally, the property continues to impress with a gravel driveway providing off-road parking to the front, whilst to the rear there is a beautifully maintained garden featuring a substantial paved patio, artificial grass garden and mature borders, creating an excellent outdoor space for families and summer entertaining.

This is an excellent opportunity to acquire a superb family home in a highly sought-after Knutsford location.

Location:

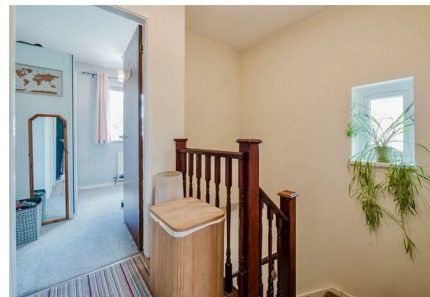
Mansion Drive is a highly desirable residential address situated within easy reach of Knutsford town centre, offering an excellent selection of independent shops, restaurants, bars and everyday amenities. The property is also conveniently positioned for highly regarded local schools, Knutsford railway station, motorway links and Tatton Park, making it an ideal location for families and commuters alike.



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Call us on

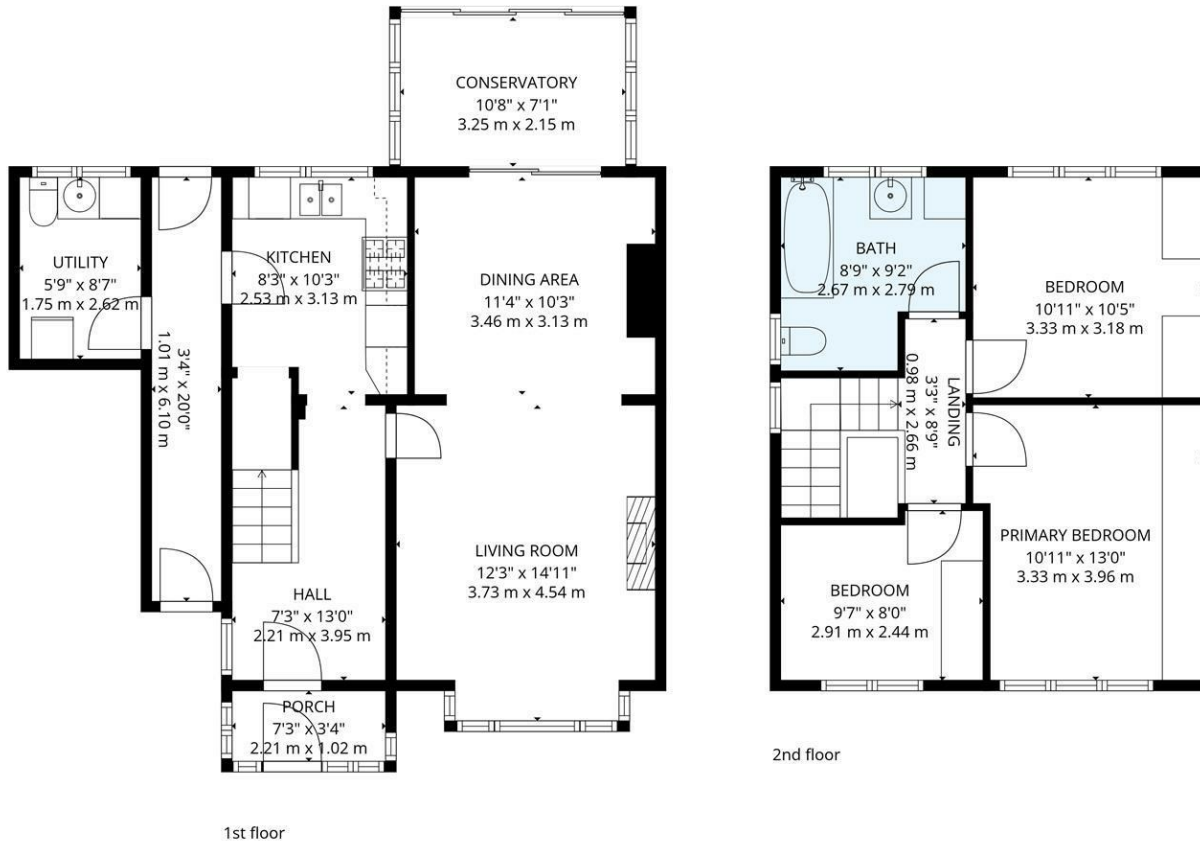
01565 396 356

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Council Tax Band

C



TOTAL: 1018 sq. ft, 95 m2
 1st floor: 579 sq. ft, 54 m2, 2nd floor: 439 sq. ft, 41 m2
 EXCLUDED AREAS: PORCH: 24 sq. ft, 2 m2, " ": 107 sq. ft, 10 m2, UTILITY: 49 sq. ft, 5 m2,
 WALLS: 119 sq. ft, 11 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

