



Garden Road | | Knutsford | WAI6 6HT

Guide price £700,000



SHEPPARD & CO

Garden Road | Knutsford | WA16 6HT Guide price £700,000



- A beautifully presented semi detached family home
- Master bedroom with ensuite and dressing area
- Utility room and downstairs WC
- South facing rear garden with outbuilding
- Approximately 200 yards from Tatton Park
- Situated in the heart of Knutsford
- Open plan kitchen dining living space
- Off road parking and integral garage
- Walking distance to Knutsford
- Catchment to the areas finest schools

Positioned on arguably one of central Knutsford's most sought-after roads, just a short walk from Tatton Park, this semi-detached family home offers spacious accommodation and a private south-facing rear garden.

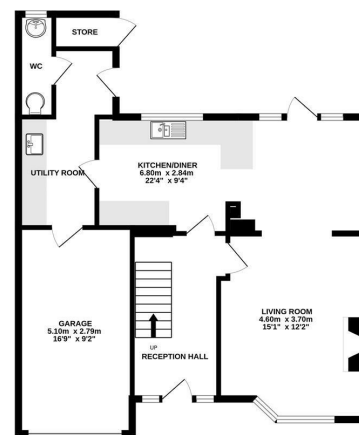
The ground floor opens into a welcoming entrance hall with a solid oak floor, leading through to a bright living room which flows seamlessly into the kitchen and dining space. With direct access onto the patio and garden beyond, this creates a practical and sociable layout for modern family living. Completing the ground floor is a generous utility room, downstairs WC and an integral garage.

To the first floor are three double bedrooms, including one with en-suite, alongside a family bathroom and a fourth bedroom currently arranged as a home office, offering excellent flexibility for growing families or those working from home.

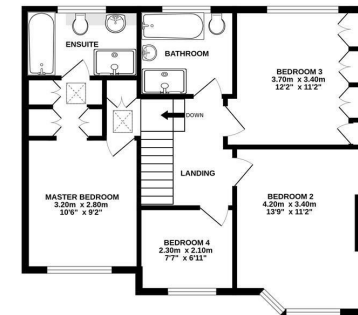
Externally, the property benefits from off-road parking for two vehicles and an integral garage. To the rear is a private and enclosed south-facing garden, enjoying sun throughout the day and complemented by a useful outbuilding.

A well-positioned family home in one of Knutsford's most desirable settings, offering both immediate comfort and long-term potential.

Ground Floor
69.7 sq.m. (750 sq.ft.) approx.



1st Floor
60.1 sq.m. (647 sq.ft.) approx.



TOTAL FLOOR AREA: 129.8 sq.m. (1397 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

1st Floor, 179 Ashley Road
Hale
Altrincham
WA15 9SD
0161 928 3773
sales@sheppardco.co.uk
sheppardco.co.uk