



**TO LET**

**Ashworth Park, Knutsford**



# Knutsford, WA16 9DJ

## Ashworth Park

£2,500 pcm



### The Property

This superb, spacious detached family house has been recently re-decorated offering bright and spacious living accommodation throughout in a modern open-plan style. Sitting in an enviable position within Knutsford Town Centre, the property lies within a short stroll of all local amenities including Knutsford's shops, bars and restaurants, as well as Bexton School. The property itself comes well presented throughout and offers generous, flexible space. Particular mention must be made of the stunning, bright open-plan living dining space opening on to the kitchen and with patio doors leading to the rear garden. The family bathroom has been newly renovated to offer a bright and modern suite. The property is approached via a front garden with two driveways providing ample off-road parking for multiple vehicles. An integral garage provides further

parking and/or storage. To the rear is large enclosed garden laid mainly to lawn and bordered by wood lap fencing. The Garden has recently undergone a refresh of landscaping alongside new fencing and timber gates, sleeper trimmed flower beds and new decked patio area; providing the perfect spot for outdoor dining and entertaining.

### Directions

From Knutsford town centre continue onto Toft Road (A50) passing the rail station. Turn right at Paradise Garage onto Bexton Lane. Take the right turn onto Blackhill Lane. Turn right into Ashworth Park, take the first right and then the first left where the property will soon be seen on your right-hand side.

- A beautiful detached house
- Situated within walking distance of Knutsford town centre & Tatton Park
- Modern open-plan living accommodation
- Breakfast kitchen
- Four generous bedrooms
- Family bathroom
- Large enclosed rear garden with lawn & decked patio
- Driveway providing ample off-road parking for multiple vehicles
- Garage parking/storage
- Unfurnished
- Available Immediately

**Postcode** – WA16 9DJ

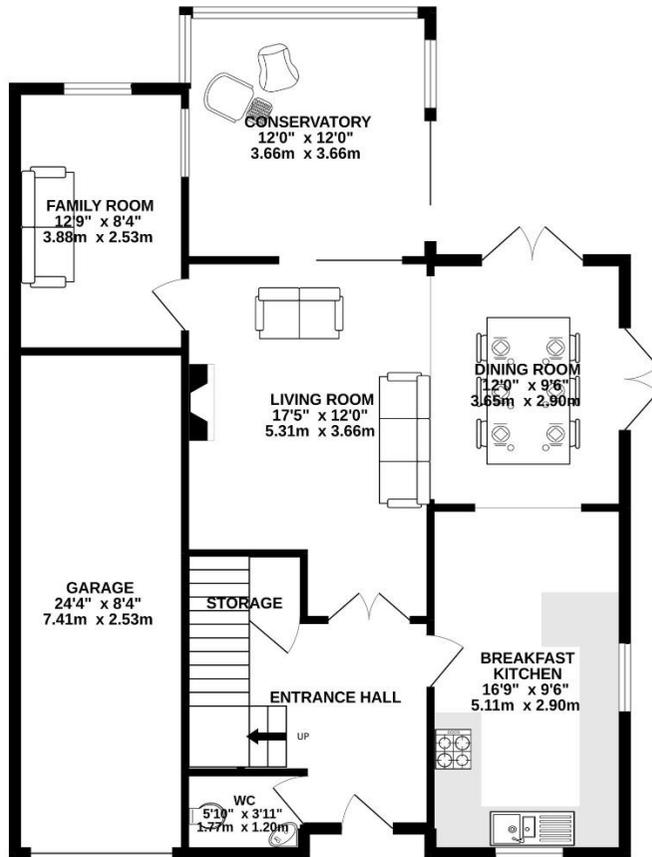
**EPC Rating** – D

**Local Authority** – Cheshire East

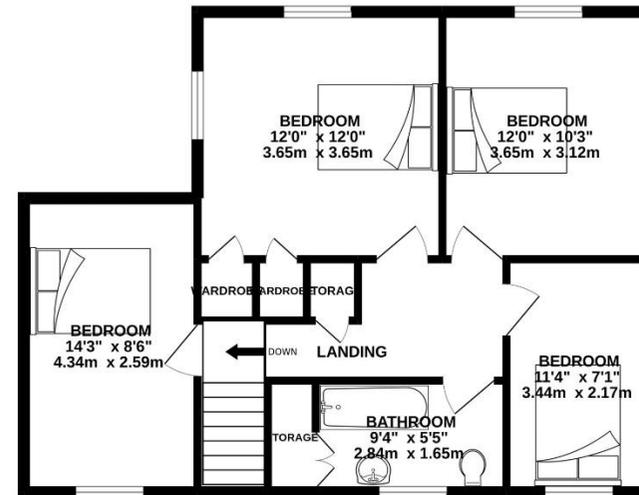
**Council Tax** – Band F



GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1695 sq.ft. (157.5 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 ©2022

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

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

I1021\_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

