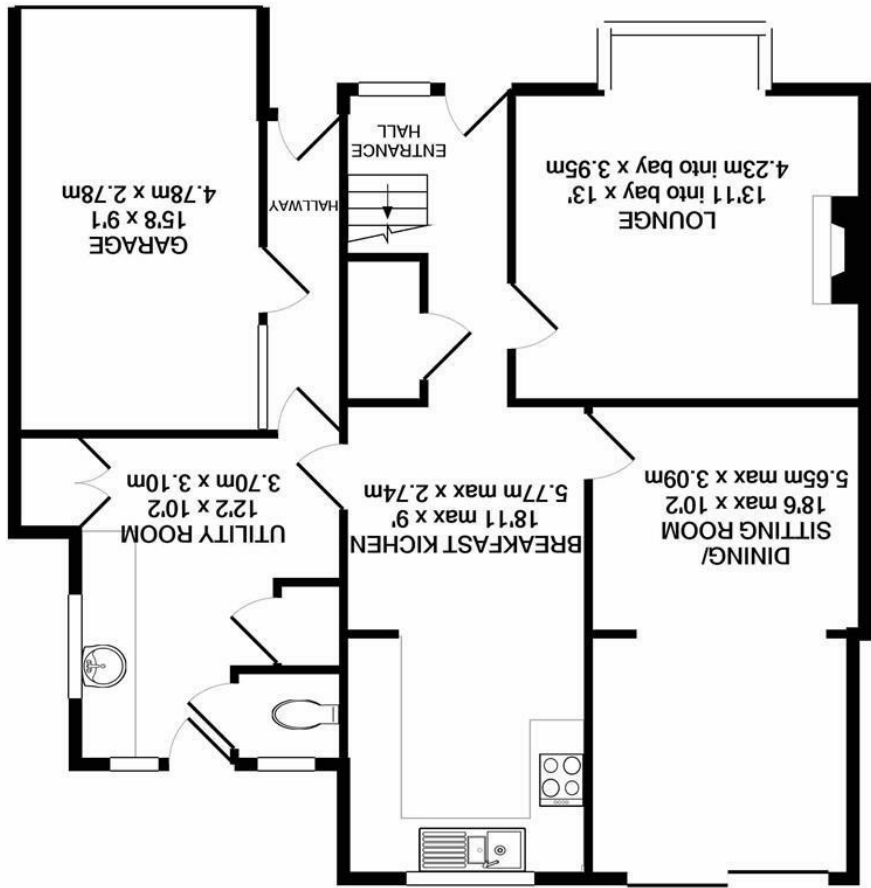
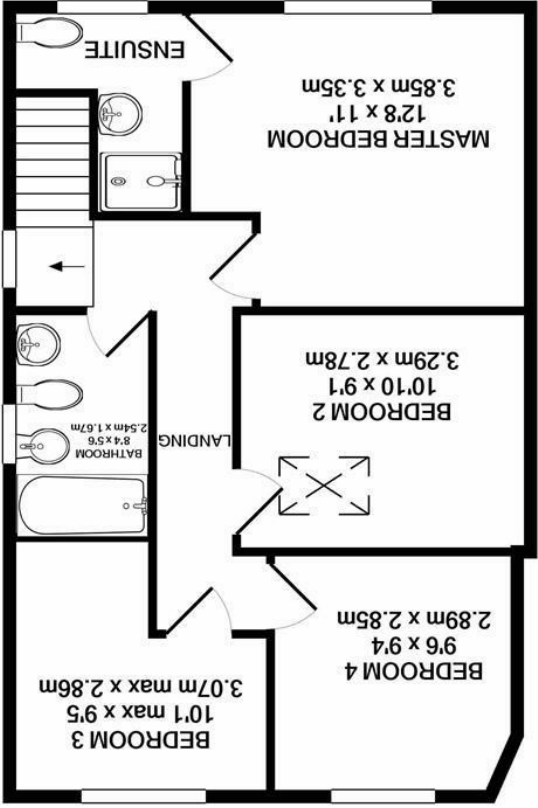


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1ST FLOOR
 APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1419 SQ.FT. (131.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other 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.
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£365,000



46 BOOTHFIELDS
 KNUTSFORD
 WA16 8JU





A greatly extended , four bedroom, two bathroom, semi detached house occupying a super position with ample parking, integral garage and a large, landscaped rear garden. The property offers spacious and versatile accommodation and is within walking distance of Knutsford town centre

GENERAL DESCRIPTION

46 Boothfields is a greatly extended , four bedroom, two bathroom, semi detached house occupying a super position with ample parking, integral garage and a large, landscaped rear garden. The property offers spacious and versatile accommodation over two floors comprising of a breakfast kitchen with a large adjoining utility room benefitting from internal access to the garage. Three further reception rooms including a dining and living room opening onto each other with French doors leading out onto the large rear garden and a good sized sitting room with a box bay window overlooking the front.

ENTRANCE HALL

Opaque double glazed entrance door with side windows to the front. Stairs lead to the first floor and wood effect flooring throughout.

UNDERSTAIRS STORAGE/ CLOAKS CUPBOARD

With an internal opaque window to the hallway.

LOUNGE

Box bay window to the front, exposed wooden flooring and fireplace with a tiled hearth housing a multi fuel burner.

KITCHEN/BREAKFAST ROOM

Fitted with an attractive range of Shaker style base and wall mounted cabinets with black granite worktops over incorporating a 1 1/2 undermount sink with a mixer tap and waste disposal, a 5 ring gas burner hob with a glass canopied extractor hood above. Integrated double electric oven and microwave oven, and dishwasher. Space and fitting for an American style fridge/freezer. Wood effect flooring throughout and double glazed window to the rear.

DINING / SITTING ROOM

With sliding patio doors leading out to the rear garden.

UTILITY ROOM

A large, versatile utility space with base level cabinets incorporating a stainless steel sink with mixer tap , space an plumbing for washing machine and tumble dryer and low level fridge. Separate low level WC, wash hand basin. Two built in storage cupboards, tiled floor, two opaque windows to side and rear with an opaque double glazed door leading to the rear garden. Part glazed door to :

INNER HALLWAY

With double glazed door to the front and door to the :

INTEGRAL GARAGE

With power, light and up and over doors to the front.

FIRST FLOOR LANDING

Opaque double glazed window to the side, loft access to the roof space. Loft is boarded for storage

MASTER BEDROOM

A double glazed window to the front, built in wardrobes with sliding mirror doors and door leading to:

ENSUITE SHOWER ROOM

Fitted with a matching suite comprising of a low level WC, wash hand basin with mixer tap. Fully tiled shower enclosure with electric shower, opaque double glazed window to the front, fully tiled walls and floor.

BEDROOM TWO

With a Velux skylight window to the side.

BEDROOM THREE

With a double glazed window to the rear.

BEDROOM FOUR

Double glazed window to the rear and exposed wooden flooring.

BATHROOM

Fitted with a panelled bath with shower screen and electric shower over, mixer tap. Low level WC, bidet and pedestal wash hand basin with mixer tap. Chrome ladder towel radiator window to the side.

EXTERNALLY

To the front of the property is a large block paved driveway providing off road parking for several vehicles and leading to the integral garage.

The rear garden is very generous in size, being laid mostly to lawn and enclosed on all sides by paneled fencing with a large stone flagged patio situated to the rear of the house, bordered by deep filled raised retained flower beds and shrub borders.

SERVICES

We believe the following services to be connected to the property ; gas, electricity ,water and mains drainage.

VIEWINGS

Strictly by appointment with the agents Knutsford office : Telephone 01565 621624

EPC

63 / 85 D

MARKET APPRAISAL

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

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For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.