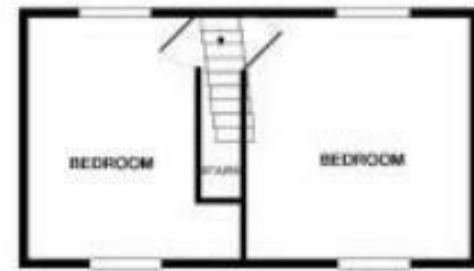




GROUND FLOOR



1ST FLOOR



2ND FLOOR

We have every attempt been made to ensure the accuracy of the floor plans contained here. Measurements of plans, drawings, notes and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
Made by Wright Marshall 12/2017



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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 tenants 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.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



An extended and beautifully refurbished four bedroom semi-detached house, offering spacious accommodation extending to over 1,470 square feet in all, including a wonderful open plan dining kitchen and sitting room, four generous bedrooms and two stylish bathrooms.

DESCRIPTION

An extended and beautifully refurbished four bedroom semi-detached house, offering spacious accommodation extending to over 1,470 square feet in all, including a wonderful open plan dining kitchen and sitting room, four generous bedrooms and two stylish bathrooms.

The property is situated in a popular location, being close to the schools and Knutsford Heath, and within walking distance of the town centre. The house benefits from a south facing garden to the rear, with ample parking to the front, and has undergone a complete programme of redevelopment in 2017.

DIRECTIONS

From the roundabout in the centre of Knutsford proceed along Northwich Road having passed the Cottage Hospital on the right hand side, No 63 will be found after a short distance on the left just before the left hand turn for Lilac Avenue.

GROUND FLOOR

Canopy porch with front door opening to:

RECEPTION HALL

Staircase rising to the first floor, double radiator, window to the front elevation and under stairs cloaks cupboard.

CLOAKROOM

Fitted suite comprising of wall mounted washbasin with tile splashback and low level WC (white suite). Porcelain tiled floor, single radiator and window with obscured glass to the side elevation.

LOUNGE

18'9" x 12'10" (5.72m x 3.91m)

Double radiator, television aerial connection, telephone point and windows to the front elevation. Opens directly to open plan living/dining kitchen.



OPEN PLAN LIVING/DINING KITCHEN

23'7" x 18'0" (7.21 x 5.49)

An excellent day to day living space having a kitchen area fitted with a comprehensive range of base and wall units with ample oak block working surfaces incorporating 1.5 bowl stainless steel sink unit and drainer with mixer tap. Built in Zanussi electric fan assisted oven and four ring gas hob with stainless steel splash back and extractor above. Integrated refrigerator, freezer, dishwasher and automatic washing machine. Oak block upstands, solid oak flooring, two double radiators, television aerial connection, part vaulted ceiling with four velux skylights, recess spotlights, cupboard housing Worcester gas fired combi boiler, bi fold doors opening to the garden, window to the rear elevation and stable door to the side.



FIRST FLOOR LANDING

With staircase rising to the second floor, double radiator and window to the front elevation.

MASTER BEDROOM

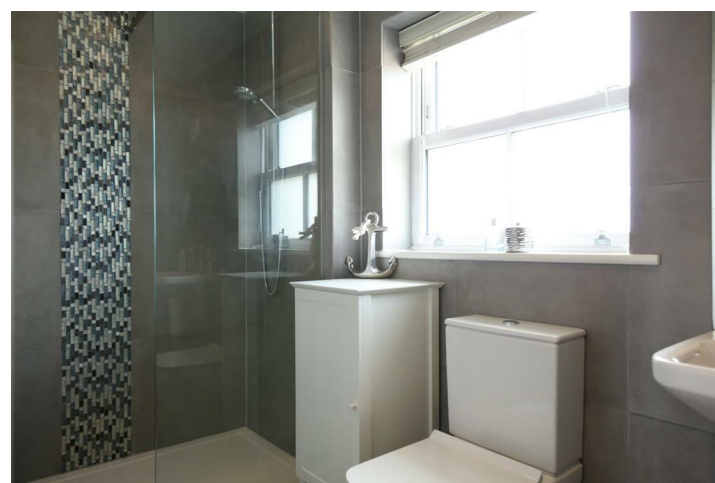
Double radiator and window to the rear elevation.



EN SUITE SHOWER ROOM

14'0" x 12'10" (4.27m x 3.91m)

Fitted suite comprising of shower cubicle with thermostatic shower and screen, Duravit pedestal washbasin and Duravit low level wc (white suite). Porcelain tiled walls and floor with underfloor heating, chrome ladder style heated towel rail, wall mounted extractor fan, recessed spot lights and window with obscured glass to the front elevation.



BEDROOM TWO

11'5" x 9'7" (3.48m x 2.92m)

Double radiator and window to the rear elevation.



FAMILY BATHROOM

Fitted suite comprising of panelled shower bath with thermostatic shower and screen, wall mounted Duravit washbasin and Duravit low level wc (white suite). Porcelain tiled walls and floor with underfloor heating, chrome ladder style heated towel rail, recess spot lights, wall mounted extractor fan and window with obscured glass to the front elevation.



SECOND FLOOR LANDING AREA

With window to the rear elevation.



BEDROOM THREE

13'5" x 13' (4.09m x 3.96m)

Double radiator, television aerial connection, window to the rear elevation and Velux sky light to the front elevation.



BEDROOM FOUR

13'10" x 7'10" (4.22m x 2.39m)

Double radiator, window to the rear elevation and Velux sky light to the front elevation.

OUTSIDE

To the front a gravel driveway provides off road parking for two vehicles and there is a well stocked flower bed whilst to the rear there is a private southerly facing garden which is mainly laid to lawn with flagged patio area and pathway leading from the rear to the front.



SERVICES

We understand the following services to be connected to the property: water, drainage, electricity & gas.

TENURE

We understand the tenure to be freehold.

VIEWINGS

Viewings strictly by appointment, call 01565 621624.

THINKING OF SELLING

"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. For whole of market advice with access to numerous deals and exclusive rates not available on the high street please contact one of our sales team today on 01565 621624, pop in to chat further at our Knutsford office at 1 Princess Street, Knutsford WA6 6BY or email us if more convenient and we can discuss your requirements further. Your home may be repossessed if you do not keep up repayments on your mortgage