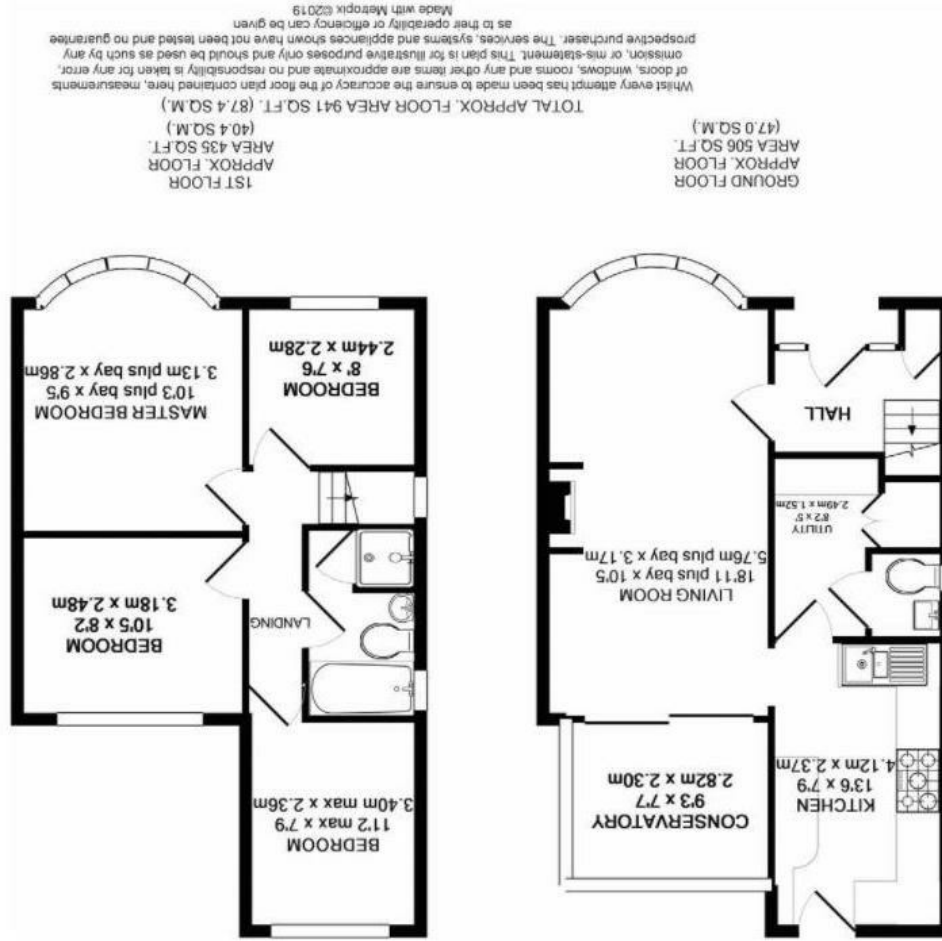


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.



Master Floorplan Image



OFFERS OVER £425,000



27 MARCLIFF GROVE
 KNUTSFORD
 WA16 6JE

4 1 2 D
 COUNCIL TAX BAND: C



An extended and beautifully refurbished four bedroom semi-detached house, with a stunning landscaped garden, enjoying magnificent elevated views over King Street towards Moorside.

LOCATION

Marcliff Grove is an exceptionally popular and convenient cul-de-sac which lies right in the heart of the town close to all of the shops, amenities, bars and restaurants.

The town of Knutsford offers a range of day to day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International airport and to the west, Chester and North Wales.

THE PROPERTY COMPRISES :

Covered Storm Porch

Double glazed door with side windows to:

Entrance Hall

Stairs leading to the first floor with opaque window at half landing height and built in cloaks cupboard. Wood effect flooring. Door to:

Living Room

Attractive double glazed bay window to front. Central fireplace with a marble hearth housing a cast iron wood burning stove. Wood effect flooring.

Conservatory

With wood effect flooring throughout, enjoying lovely elevated views across the gardens.

Kitchen

Fitted with a matching range of wall and base level cabinets surmounted with rolled edged worktops incorporating a one and a half bowl single drainer sink unit with space for a multi-oven range cooker, stainless steel splash-back and matching canopy cooker hood above. Space for fridge freezer. Window and double glazed entrance door to the rear garden. Door to:

Utility Room

Fitted with wall fixed cabinets and with space and plumbing for a washing machine and dishwasher. Under stairs storage cupboard and door to:

Downstairs WC

WC and wall hung wash basin. Double glazed opaque window to side.

First Floor Landing

Loft access to roof void.

Bedroom One

Double glazed bay window to front.

Bedroom Two

Double glazed window to rear.

Bedroom Three

Double glazed window to rear.

Bedroom Four

Double glazed window to front.

Bathroom

Currently in the process of being refitted with a modern suite comprising of a panel bath, shower enclosure, a w.c and a pedestal wash basin. Opaque window to side.

Externally

To the front of the property is a block paved driveway providing off-road parking for two vehicles. The rear garden is particularly generous in size and has been beautifully landscaped with a raised wood deck terrace at the rear of the house with steps leading down to formal lawn gardens enclosed by mature hedges and a vast array of planting, including a number of trees. There is an ornamental fish pond, a greenhouse and a timber framed garden shed located at the rear of the plot on a concrete hard standing.

TENURE

We believe the tenure of the property to be Freehold

SERVICES

Services connected to the property : Gas, electricity, water and mains drainage

MARKET APPRAISAL

" Thinking of Moving ?" 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.

VIEWINGS

Strictly by appointment with the agents Knutsford office
Telephone : 01565 621624, Email : knutsford@wrightmarshall.co.uk