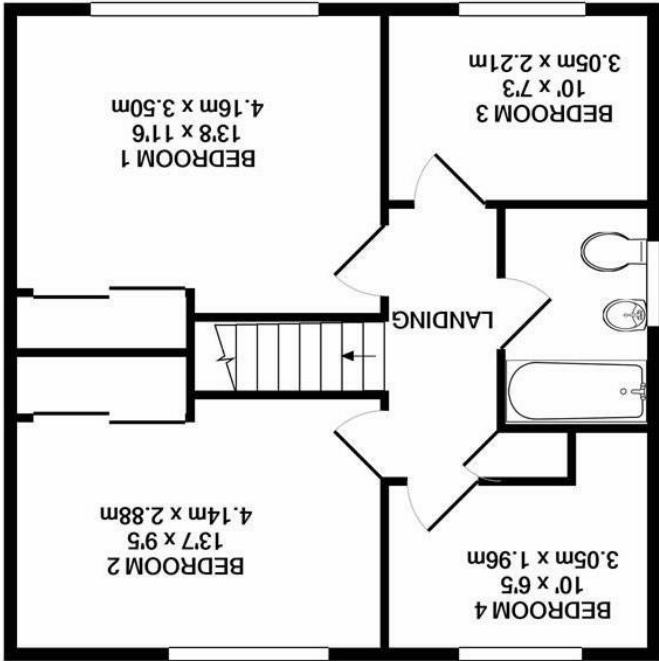


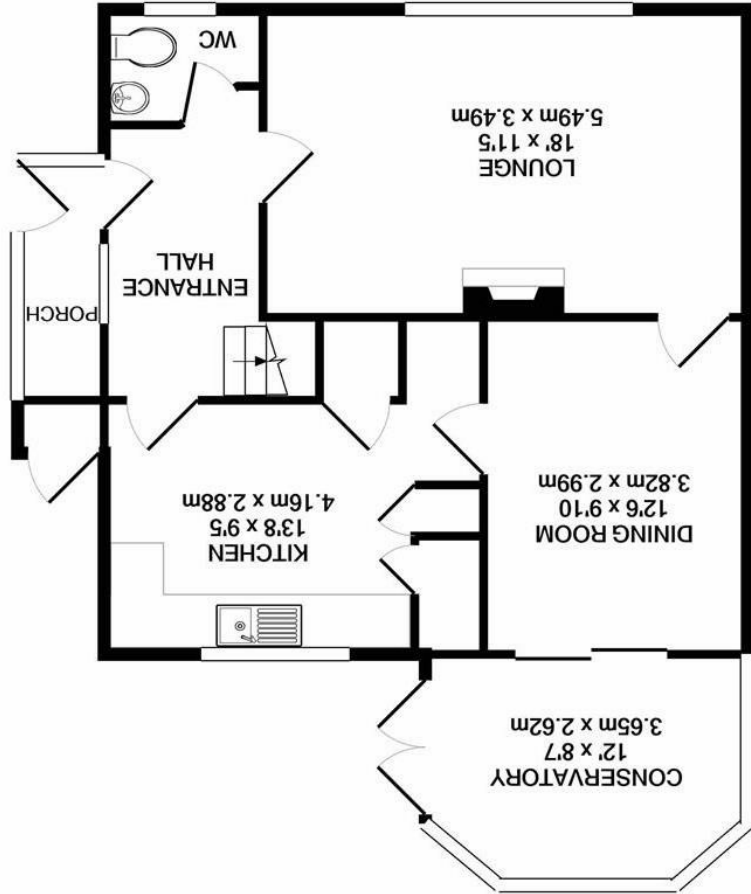
MISREPRESENTATION ACT 1967.  
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition 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.

www.wrightmarshall.co.uk  
 Knutsford@wrightmarshall.co.uk  
 T. 01565 621624

1ST FLOOR  
 APPROX. FLOOR AREA 574 SQ.FT. (53.3 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1279 SQ.FT. (118.8 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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GROUND FLOOR  
 APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)



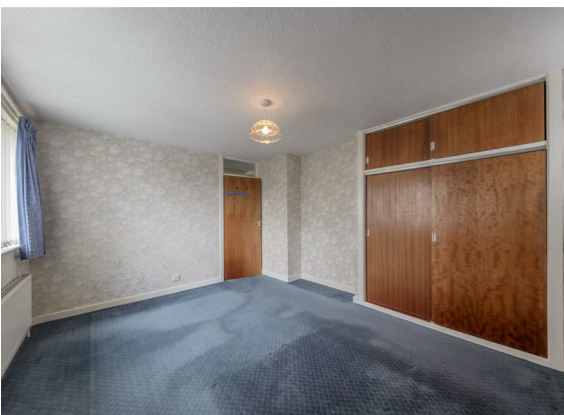
£495,000



65 ASHWORTH PARK  
 KNUTSFORD  
 WA16 9DG

4 bedrooms  
 1 bathroom  
 1 kitchen  
 1 living room  
 1 dining room  
 1 conservatory  
 1 porch  
 1 WC  
 COUNCIL TAX BAND: E





A four bedroom detached house, occupying a prime position on a very popular residential development situated within walking distance of Knutsford train station and the town centre and within catchment for the very popular Bexton Primary School.

The property sits in a very generous and mature plot enjoying a pleasant aspect to the front over a central green. The accommodation is presented in clean condition, but provides a fantastic opportunity for improvement or redevelopment. There is a generous driveway providing off-road parking space for several vehicles in addition to a brick built detached garage.

#### LOCATION

Conveniently situated close to the thriving town centre of Knutsford, one of Cheshire's prettiest towns. It lies on the edge of Tatton Park and has a wonderful range of specialist shops, restaurants and bars in addition to Waitrose and Booths supermarkets and a leisure centre. A short drive from M6 junction 19 and a 47 minute train journey to central Manchester.

#### THE ACCOMMODATION :

The accommodation in brief comprises :

#### ENTRANCE PORCH

Opaque double glazed entrance porch with glazed door leading to :

#### ENTRANCE HALL

Stairs leading to the first floor

#### CLOAKROOM/ WC

Fitted with a low-level WC and wall hung wash handbasin and opaque double glazed window to front.

#### SITTING ROOM

With large double glazed windows overlooking the front and side. Central stone tiled fireplace. Glazed door to:

#### DINING ROOM

Sliding double glazed patio doors leading to:

#### CONSERVATORY

Enjoying wonderful aspects over the gardens with French doors out to a concrete flagged patio.

#### KITCHEN

Fitted with a matching range of handleless wall and base level cabinets surmounted with laminated worktops incorporating a stainless steel single drainer sink unit. Space and connection for an electric cooker. Space and plumbing for a washing machine or dishwasher. Space for a low-level refrigerator. Two built-in storage cupboards and further useful understairs storage space. Double glazed window to rear and opaque double glazed entrance door leading out to the side.

#### FIRST FLOOR LANDING

Loft access to the roof void and built in airing cupboard housing the central heating boiler.

#### BEDROOM ONE

Double glazed windows to front and side pedestal wash basin with tiled splashback and built-in double wardrobe with sliding doors and cupboards above.

#### BEDROOM TWO

Double glazed windows to side and rear, built-in double wardrobe with sliding doors and cupboards above.

#### BEDROOM THREE

Double glazed window to rear and open wardrobe with shelving and hanging space.

#### BEDROOM FOUR

Double glazed window to front.

#### BATHROOM

Fitted with a matching three-piece suite comprising of a panelled bath with electric shower over, pedestal wash basin and low level WC. Opaque double glazed window to side

#### EXTERNALLY

To the front of the property is an area of well maintained Open Plan lawned garden and a wide concrete flagged driveway providing ample parking for several vehicles leading to the: Detached garage

A brick built detached garage with up and over doors to front, windows to side and courtesy door to the rear garden.

The rear garden is generous in size and particularly private being enclosed to all sides by a combination of tall panel fencing and mature hedges including a number of trees. The garden includes a wealth of mature shrubs and planting and is laid mostly to lawn with a concrete flagged patio situated at the rear of the house

#### DETACHED GARAGE

#### TENURE

We believe the tenure of the property to be Freehold

#### VIEWING

Strictly by appointment with the Agents Knutsford Office: Telephone 01565 621624. Email [knutsford@wrightmarshall.co.uk](mailto:knutsford@wrightmarshall.co.uk)

#### 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!

\*\* Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; [knutsford@wrightmarshall.co.uk](mailto:knutsford@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

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, Knutsford team for more information.

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