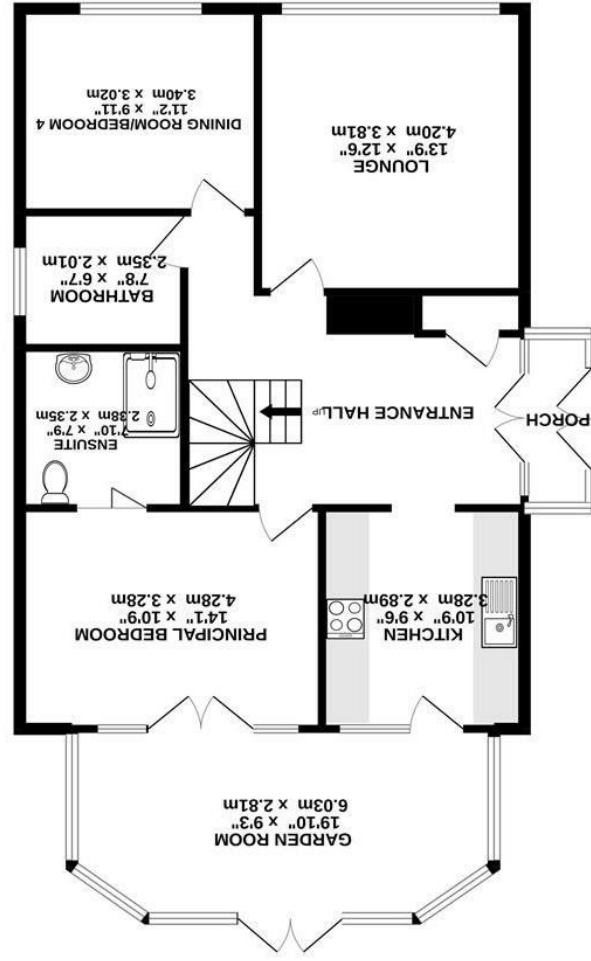
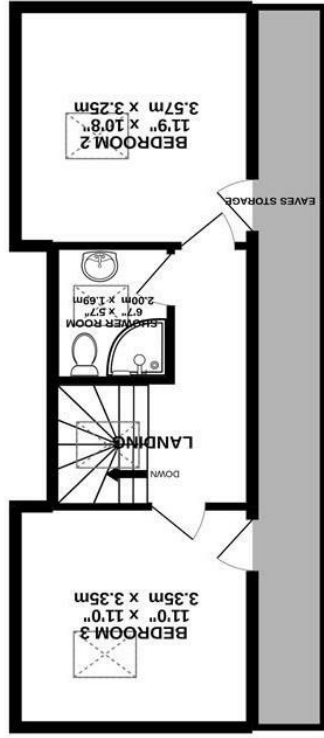


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omission. The plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been checked and no guarantee is given as to their operation or efficiency (see page 22).  
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GROUND FLOOR  
 1022 sq ft. (95.0 sq m.) approx.



FIRST FLOOR  
 367 sq ft. (34.1 sq m.) approx.

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£499,950



40 WOODSIDE  
 KNUTSFORD  
 WA16 8BX



COUNCIL TAX BAND:



An extended and beautifully presented four bedroom detached dormer bungalow, occupying a prime position at the end of a cul-de-sac, only a short walk to Knutsford town centre, offering spacious and versatile accommodation, a detached garage and attractive landscaped garden.

#### Entrance Porch

UPVC double doors to side and windows to 3 sides. Tiled floor and double glazed double doors to:

#### Reception Hall

A wide and spacious central reception hallway with a solid oak and glass balustrade staircase leading to the first floor.

#### Sitting Room

Large double glazed picture window to front and solid beach flooring throughout which continues into the reception hall.

#### Dining Room/Bedroom Two

Double glazed window to front.

#### Kitchen

Fitted with an attractive range of contemporary style handles cabinets surmounted with contrasting stone worktops with a stainless steel Undermount sink unit and a four ring electric hob with a concealed extractor fan above. Built-in electric oven and microwave oven. Built-in fridge and separate freezer as well as a dishwasher and washing machine. Double glaze window to side and internal door to:

#### Garden Room

A conservatory style extension with a tiled floor through out and French doors leading out to the rear garden. Connecting doors into the kitchen and also the:

#### Master Bedroom

A generous double bedroom with access into the reception hall and garden room. Door to:

#### En-suite Shower Room

Fitted with her attractive temporary style suite comprising a large shower enclosure with a thermostatic mixer shower, pedestal wash basin and low-level WC.

Chrome ladder towel radiator and opaque double glazed window to side.

#### Bathroom (located of the reception hall)

Beautifully appointed and fitted with a modern white suite comprising of a panel bath with Jacuzzi jets mixer tap and handheld shower attachment, pedestal wash basin and low-level WC.

Built-in storage cupboard and double glaze window to side.

#### First floor landing

Velux skylight window to side elevation.

#### Bedroom Three

Velux window to side elevation.

#### Bedroom Four

Velux skylight window to the side elevation.

#### First Floor Shower Room

Shower enclosure with a curtain and electric Triton shower, pedestal wash basin and low-level WC. Velux skylight window to the side elevation.

#### Externally

To the front of the property is an open plan lawn garden and a flagged driveway leading down the side of the house providing ample parking for a number of cars.

There was a detached brick built garage with up and over door to front, window to side and additional adjoining storage sheds.

The rear garden is enclosed to all sides by panel fencing and his lead mostly to lawn with a stone flat patio and raised wooden deck.

#### Outbuildings

Garage 4.93m x 2.50m

Garden Store 2.50m x 0.95m