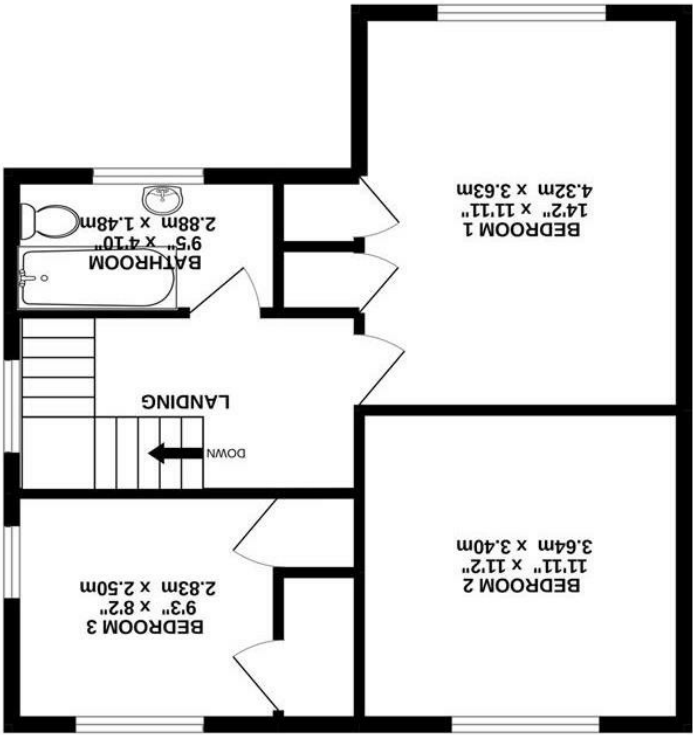


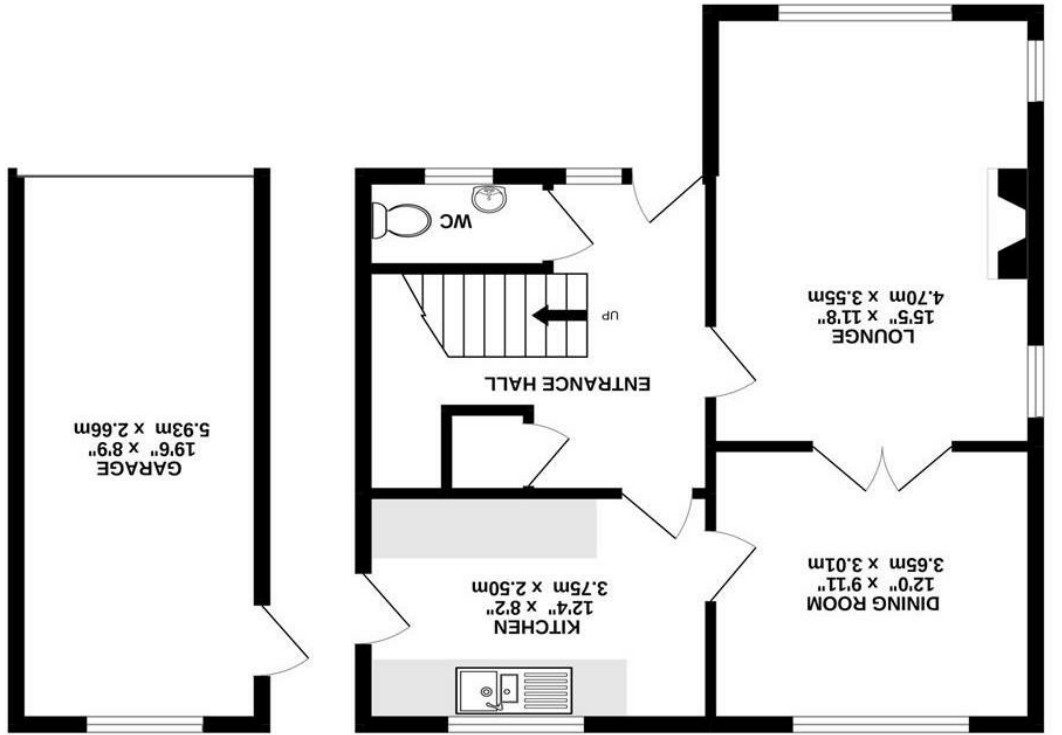
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR 531 sq.ft. (49.4 sq.m.) approx.



GROUND FLOOR 696 sq.ft. (64.6 sq.m.) approx.

TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.



OFFERS OVER £550,000



54 BLACKHILL LANE  
 KNUTSFORD  
 WA16 9DW



COUNCIL TAX BAND: F



A detached house, sitting in a large garden plot, occupying a super position for the town, enjoying wonderful open views and offering a fantastic opportunity for development.

### The Property

54 Blackhill Lane is a three bedroom detached house, occupying a wonderful position overlooking open fields, in one of the town centres most sort after residential areas, within a short walk to both Bexton Primary School and Knutsford Academy.

The property requires updating, however could easily lend itself to a much larger scheme of redevelopment, sitting in an exceptionally generous garden plot with wide private frontage, and space for significant extension.

### The Location

Knutsford is a largely unspoilt, lovely old market town offering day-to-day shopping facilities with an abundance of restaurants, brasseries and other eateries. For the commuter, the close proximity of the M6 and M56 motorways is of great benefit, whilst the rail traveller will be pleased to note that Knutsford's railway station lies on the main Manchester to Chester line. Manchester International Airport is within a twenty minute drive. Tatton Park, is within walking distance and provides delightful country walks and within a short walk of the property are open fields ideal for dog walkers.

### Reception Hall

UPVC door and double glazed window to front. Turning flight staircase leading to the first floor with a large picture window at half landing height, and useful under stairs storage cupboard.

### WC

Low-level WC and pedestal wash basin. UPVC double glazed window to front.

### Sitting Room

Large UPVC double glazed window to front and further window to side. Fireplace with a slate hearth and wooden mantle. Glazed double doors to:

### Dining Room

UPVC double glazed window to side and large UPVC double glazed picture windows to the rear overlooking the garden. Internal door to:

### Kitchen

Fitted with a matching range of wall and base level cabinets incorporating a stainless steel sink unit with mixer tap. Space and connection for an electric cooker. Space for a fridge freezer and space and plumbing for a washing machine. UPVC double glazed window to rear and door to side.

### First Floor Landing

Loft access to roof void.

### Bedroom One

A light and spacious double bedroom, enjoying magnificent views to the front over open farmland, with two built-in wardrobes and UPVC double glazed windows to the front and side elevations.

### Bedroom Two

Double bedroom with two UPVC double glazed windows to rear and side elevations.

### Bedroom Three

A good sized single or small double bedroom, with UPVC double glazed windows to side and rear elevations with built in wardrobe and airing cupboard.

### Bathroom

Fitted with a matching white suite comprising of a panelled bath with a glass shower screen, mixer tap and electric shower over, low-level WC and pedestal wash basin. UPVC double glazed window to front.

### Externally

The property sits in an exceptionally large plot with superb private frontage, overlooking open fields, and a block paved driveway providing parking for 2 to 3 vehicles - leading to a brick built detached garage.

There is ample lawn garden to the front of the house enclosed by a tall mature hedge and a number of trees.

The rear garden is particularly generous in size enclosed to all sides by a combination of panel fencing, mature hedges and a number of trees.