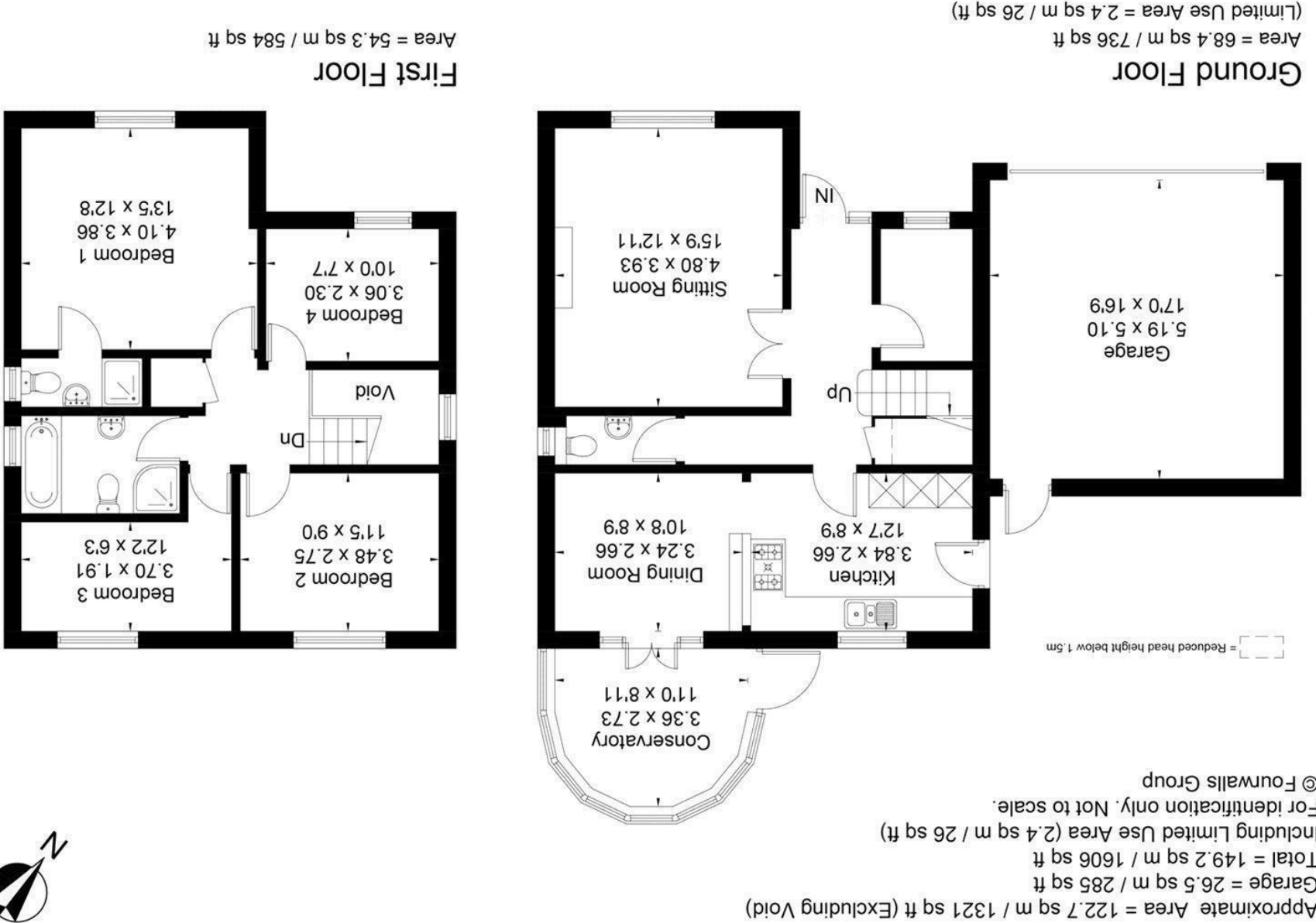


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other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

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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OFFERS OVER £625,000



8 BLACKHILL LANE

**KNUTSFORD
 WA16 9DR**



COUNCIL TAX BAND:



A most attractive four bedroom modern detached house, occupying a corner plot on one of Knutsford's most sought after roads, situated close to Bexton School, and only a short walk to the town centre.

Blackhill Lane is ideally located for families being only, a stone's throw from Bexton School, which has recently been voted the second best primary school in Cheshire East. and a short flat walk to Knutsford Academy, with the town centre just a little further away.

The property is presented in fine order throughout, having undergone various improvements in recent years, offering accommodation of around 1600 sq ft in all, including an adjoining double garage, with potential for further extension subject to obtaining necessary permission.

In brief the property comprises of lounge, large kitchen/diner, conservatory, four good sized bedrooms, master with en-suite and family bathroom. The property is approached via a double width driveway, providing ample parking, leading to the front entrance and double garage. To the rear there is a good size fully enclosed garden with patio area and mature trees.

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.

ENTRANCE HALL

Wooden door with glass panes. Spacious entrance hall with laminate flooring. Double wooden with glass pane doors into lounge. Open to stairs to first floor. Under stairs storage cupboard.

STUDY/CLOAK ROOM

Useful room for storage or study. Double glazed window to front with shutter. Radiator. Laminate flooring and shelving.

WC

Double glazed opaque window to side. Low level WC and wash hand basin with tiled splash back. Tiled floor. Fitted mirror.

LOUNGE

Double glazed window to front elevation with shutters. Modern gas fire with satin chrome surround, stone effect mantle and granite hearth. Laminate flooring and double radiator. Inset spotlights.

KITCHEN/BREAKFAST ROOM

Fully fitted kitchen with ceramic double sink with drainer, chrome mixer taps with wooden effect work surfaces. Space and plumbing for dishwasher, washing machine and American style fridge/freezer. Built in five ring gas hob and Bosch oven. Part tiled walls. Ample storage and breakfast bar for dining. Double glazed window overlooking garden to rear with fitted shutters. Further space for dining or sofa. Laminate flooring in kitchen area and tiled in dining area. Inset spotlights. Wooden side door to garden and garage. High level storage and double doors to conservatory.

CONSERVATORY

Circular space ideal for dining. Fully double glazed and door leading to garden. Laminate flooring. Central ceiling light.

FIRST FLOOR LANDING

Spacious landing. Loft hatch. Airing cupboard housing Baxi central heating boiler and shelving for storage. Carpeted.

MASTER BEDROOM

Double glazed window to front with fitted shutters. Laminate flooring and double radiator. Inset spotlights.

EN-SUITE SHOWER ROOM

Fitted with white sanitary-ware matching to the bathroom comprising of a wall hung wash basin with vanity storage cupboard below, low-level WC and a fully tiled shower enclosure with thermostatic mixer shower. Double glazed window to side with fixed plantation shutters, wall mounted shaving mirror with lighting, and chrome ladder towel radiator.

BEDROOM TWO

Double glazed window to rear with shutters. Radiator. Laminate flooring. Inset spotlights.

BEDROOM THREE

Double glazed window to front with shutters. Radiator. Inset spotlights.

BEDROOM FOUR

Double glazed window to rear with fitted shutters. Radiator. Laminate flooring.

FAMILY BATHROOM

Recently refitted with a white four piece suite comprising of a panel bath with mixer tap and handheld shower attachment, wall hung wash basin with vanity storage cupboards below, low-level WC and a fully tiled shower enclosure with a thermostatic mixer shower. Wall fixed mirror fronted medicine cabinet with lighting and a chrome ladder towel radiator.

Double glazed window to side with fix plantation shutters and attractive marble effect tiling to floor and walls.

DOUBLE GARAGE

Remote controlled up and over door. Shelving, lighting and power. Door to garden.

GARDEN/OUTSIDE

The rear gardens are a lovely feature of the property, a good size and with a private aspect and fully enclosed for children. The property could be extended to the rear making a larger kitchen/dining area with the relevant permissions. There is a patio area for and raised decked area accessed via the kitchen and garden room provides ideal opportunity for alfresco dining. To the front is a double driveway for several cars and front garden with space for shed.