

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.

www.wrightmarshall.co.uk
 knutstord@wrightmarshall.co.uk
 Tel : 01565 621624

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 misstatement. 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.
 Made with Metropix ©2018



£295,000

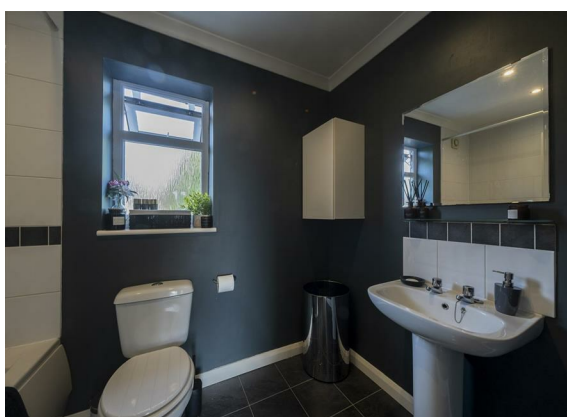


53 MANOR PARK NORTH

WA16 8DH



COUNCIL TAX BAND: C



A smartly presented mid-terrace property with a generous rear garden and off road parking, offering light and spacious accommodation, including an open plan dining kitchen, a separate sitting room, down stairs study and WC, three large bedrooms and a first floor bathroom.

Location

The property is located on a residential road close to both Manor Park and St Vincent's Primary Schools, and only a short walk to the town centre of Knutsford, which is a charming and highly desirable market town well placed for access to the M6 and M56 motorway networks, and within commutable distance of the North West's commercial centres and Manchester International Airport. The train station places Manchester from 42 minutes away and London Euston can be accessed via Wilmslow, Crewe or Macclesfield.

The town's leisure facilities include many sports clubs, a leisure centre with swimming pool, golf courses abound and the National Trust's Tatton Park is a short walk

Directions

From the town centre, proceed along King Edward Road (A50) turning left at the traffic lights. Pass the railway station and turn left at the next set of traffic lights up Hollow Lane and onto Mobberley Road. Turn right onto Manor Park North where the property can be found after a short distance on the right hand side.

Entrance Hall

UPVC opaque, double glazed window to front aspect. Coved ceiling. Downlighters. Meter cupboard. Central heating radiator. Tiled floor. Under stair storage cupboard. Stairs to first floor.

Living Room

UPVC double glazed window to front aspect. Coved ceiling. Downlighters. Log burning stove with stone hearth and timber mantle. Central heating radiator

Kitchen

Fitted with a range of base and eye level units with bevel edge, granite effect surfaces over incorporating a one and a half bowl stainless steel sink with drainer and chrome mixer tap, integrated dishwasher, integrated oven with five ring gas hob over and extractor. Display cupboards. Wine rack. Space for American style fridge/freezer. Central heating radiator. Tiled floor. uPVC double glazed window to rear aspect. UPVC French doors to rear.

Utility Room

Ceiling light point. Space and plumbing for separate washer and dryer. Eye level storage unit. uPVC double glazed door to side. Tiled floor.

W.C.

Ceiling light point. Low level corner W.C. Corner wash hand basin with chrome mixer tap. Central heating radiator. Tiled floor. Wall mounted combination boiler.

Office/ Playroom

Ceiling light point. Central heating radiator. uPVC double glazed window to rear aspect.

Landing

Downlighters. Access to roof void. Airing cupboard.

Bedroom 1

UPVC double glazed window to front aspect. Coved ceiling. Downlighters. Central heating radiator.

Bedroom 2

UPVC double glazed window to rear aspect. Coved ceiling. Downlighters. Central heating radiator

Bedroom 3

UPVC double glazed window to front aspect. Coved ceiling. Ceiling light point. Central heating radiator.

Bathroom

Fitted with a white suite comprising panelled bath with chrome electric shower fitment over, part tiled walls, low level W.C., wash hand basin, part tiled splashback. Chrome heated towel radiator. Coved ceiling. Downlighters. Fitted mirror. Vanity unit. Tiled floor. uPVC opaque double glazed window to rear.

Outside

To the front of the property there is a double width coloured gravel driveway providing parking space for two cars

The rear garden is a lovely feature of the property being laid to lawn in the main with a range of mature plants and foliage in raised borders, fully enclosed by panel fencing. An ample patio area off the kitchen.