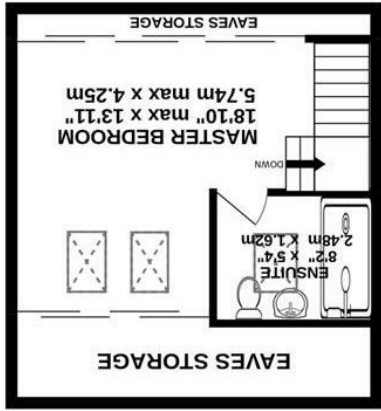


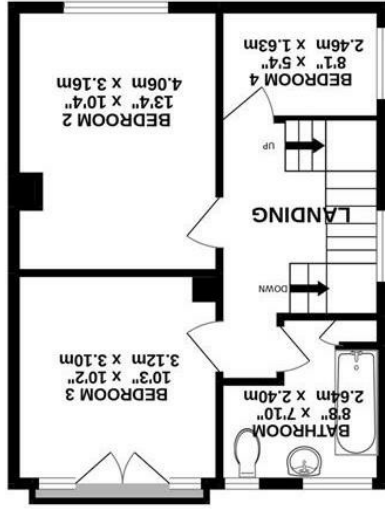
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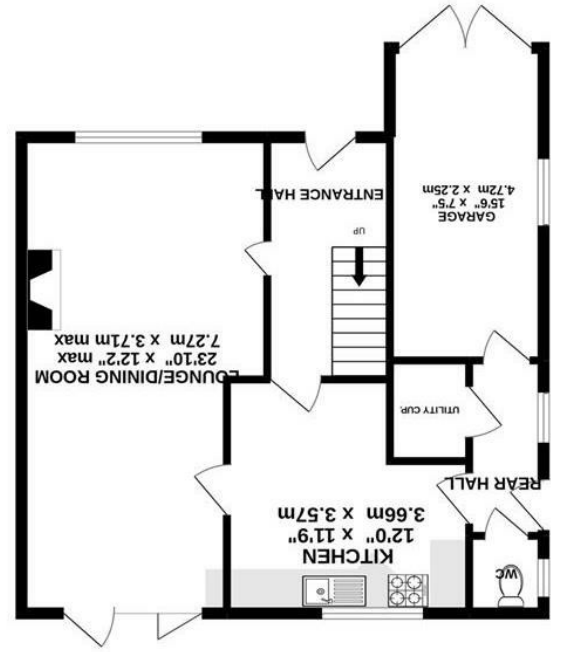
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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2ND FLOOR
 377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
 452 sq.ft. (42.0 sq.m.) approx.



GROUND FLOOR
 667 sq.ft. (62.0 sq.m.) approx.

TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.



£599,950



4 HOLFORD CRESCENT
KNUTSFORD
WA16 8DZ



COUNCIL TAX BAND: C



An extended and refurbished semi-detached house, offering stylishly appointed and beautifully presented accommodation over three floors, with a landscaped low maintenance garden, parking for two to three cars, and an integral garage.

Location

Holford Crescent is a residential cul-de-sac comprising of semi-detached houses, and some apartments, occupying a superb town centre position, only a stones throw from the entrance to King Street and a short stroll to the train station.

Description

Number four, is an attractive semi-detached house, which has been extended, and is beautifully refurbished, offering exceptionally well presented accommodation laid over three floors, including a wonderful top floor master bedroom suite, two further double bedrooms and a smaller box room/dressing room, and two quality bathrooms including a stunning master en-suite.

On the ground floor level a generous reception hallway provides access to a wonderful open plan dual purpose living room, with bi-folding doors opening out to a stunning terraced garden. There is a fitted kitchen, beyond which is a rear hall with an adjoining WC and the integral garage provides excellent secure parking in addition to a block paved two/three car drive.

Entrance hall

Oak entrance door to front with inset windows. Exposed wooden flooring, cast-iron period style radiator and turning flight staircase leading to the first floor.

Living room

A wonderful open plan dual purpose reception area, with a double glazed window to the front with fixed plantation shutters, and large bi-folding doors to the rear garden. Exposed wooden flooring and fireplace housing a contemporary style living flame gas fire.

Kitchen

Fitted with a matching range of wall and base level cabinets, surmounted with wooden worktops, incorporating a large Corian sink with a chrome mixer tap and drainer, plus a four ring electric hob. Built-in dishwasher and single electric oven. Space for a freestanding refrigerator. Exposed wooden flooring, double glazed window to the rear and frosted internal doors leading to the dining room, entrance hall and rear hall.

Rear Hall

With a double glazed window and matching door to the side elevation. Exposed wooden flooring, integral access to the garage and a large utility store cupboard with space and plumbing for a washing machine and tumble dryer.

Downstairs WC

Space-saving WC with cistern mounted wash basin. Part tiled walls exposed wooden flooring and frosted double glazed window to the side.

Garage

With double doors to the front and a double glazed window to the side elevation.

First Floor Landing

Window at half landing height, exposed wooden flooring and turning flight staircase leading to the second floor.

Bedroom Two

Exposed wooden flooring, window to the front with fixed plantation shutters, and cast-iron period style radiator.

Bedroom Three

Juliet balcony overlooking the rear Garden and exposed wooden flooring.

Box room/Dressing Room

Double glazed window to side and exposed wooden flooring.

Bathroom

Beautifully finished in attractive natural stone tiles and fitted with a quality suite, comprising of a tiled panel bath with a glass shower screen and thermostatic mixer shower over, concealed cistern WC and porcelain wash-basin sat on a floating oak cabinet with storage cupboard. Chrome ladder towel radiator, built-in store cupboard with reclaimed oak door and windows to the rear elevation.

Second Floor

A magnificent master bedroom with two skylight windows enjoying views over the rear garden, and ample built-in storage into the under eaves.

En-suite Shower Room

Fitted with a stylish contemporary suite, comprising of a walk-in wet room shower enclosure with thermostatic mixer shower, handheld attachment and a tiled seat. Wash basin sat on a drawer unit with a chrome mixer tap and a low-level WC. Part tiled walls and tiled floor, ladder towel radiator and skylight window to the rear elevation.

Outside

To the front of the property there is a block paved driveway providing off-road parking for two to three cars, leading to an integral single garage.

The rear garden is enclosed by a wealth of mature planting shrubs and trees, and has been beautifully landscaped, with sleeper retained terraces extending away from the house, incorporating beautifully maintained shrub beds and borders There is a timber frame storage shed at the very rear boundary and the garden, and an area of artificial lawn garden to the rear of the house, with a raised wood deck patio accessed from the living room.