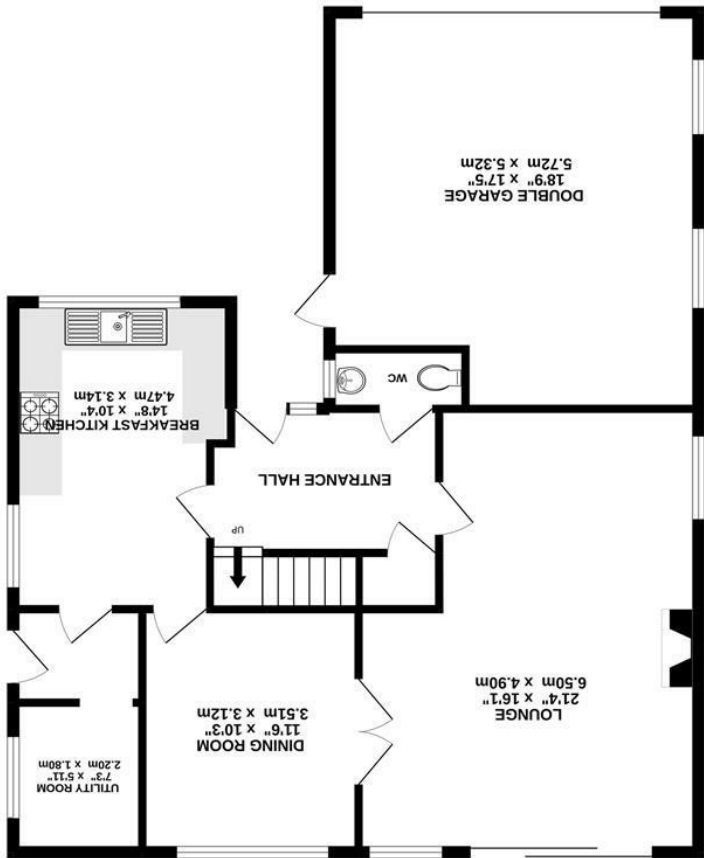
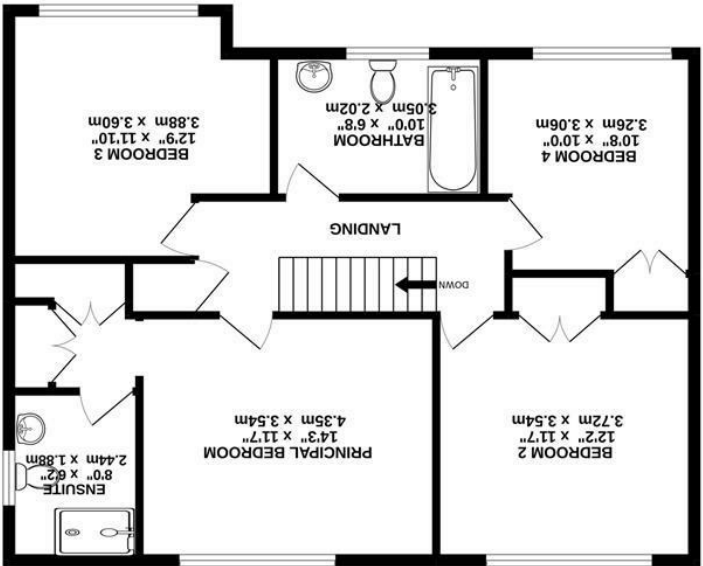


MISREPRESENTATION ACT 1967.
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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.3 sq.m.) approx.



OFFERS OVER £700,000



11 MALVERN ROAD

KNUTSFORD
WA16 0EH



COUNCIL TAX BAND: F



A spacious four bedroom family house, occupying a superb plot and position, on a small and extremely popular cul-de-sac development, located within a short walk of the town centre and close to both Bexton Primary School and Knutsford Academy.

Description

The property is located at the entrance of a cul-de-sac within a small and highly desirable residential estate, situated only a stones throw from Knutsford Academy and within catchment for Bexton primary school. The town centre is a short flat walk away with the train station being only a little further.

The property is presented in good condition throughout, however given the position and size of the plot, the should be an opportunity for extension (subject to obtaining necessary permission).

On the ground floor level there are two generous reception rooms both located to the rear, enjoying lovely aspects over the mature rear garden. There is a kitchen breakfast room with an adjoining utility room and on the first floor level, there are four good sized double bedrooms and two bathrooms.

Externally, there are gardens to both the front and rear, the latter being particularly private and enjoying a favourable southerly aspect. A block paved driveway provides ample off-road parking in addition to an attached double garage.

Location

Malvern Road is located within the thriving town of Knutsford, one of Cheshire's prettiest towns and on the edge of Tatton Park, offering a wonderful range of specialist shops, restaurants and bars in addition to Waitrose and Booths supermarkets and a leisure centre. The location is only a short drive from M6 junction 19 and a 47 minute train journey to central Manchester.

Reception Hall

Staircase leading to the first floor with a useful under stairs storage cupboard.

WC

Refitted with modern white sanitary-ware comprising of a low-level WC and a pedestal wash basin. Part tiled walls, tiled floor and opaque double glazed window to side.

Kitchen Breakfast Room

Fitted with an attractive range of Oak fronted cabinets, surmounted with contrasting rolled edge worktops incorporating a stainless steel twin drainer sink unit. Space and connection for an electric cooker. Space for a fridge freezer and plumbing for a dishwasher. Double glazed windows to both front and side elevations.

Rear Hall / Utility Room

With both a double glazed entrance door and a window to the side. Wall mounted central heating boiler and plumbing for a washing machine.

Sitting Room

With double glazed sliding patio doors leading out to the private rear garden and an opaque double glazed window to the side. Central fireplace with a slate hearth and double doors to:

Dining Room

A good sized second reception room with access to both the sitting room and the breakfast kitchen, with a rear facing double glazed window.

First Floor Landing

Loft access to the roof void and built-in airing cupboard housing the hot water cylinder.

Bedroom One

A particularly generous double bedroom with a rear facing double glazed window and an archway to a dressing area with built-in wardrobes and door to:

En-Suite Shower Room

Fitted with white modern sanitary ware incorporating a low-level WC and a pedestal wash basin plus a fully tiled shower enclosure with a thermostatic mixer shower over. Tiled walls and opaque double glazed window to side.

Bedroom Two

A large double bedroom with a rear facing double glazed window and a built in wardrobe.

Bedroom Three

A double bedroom with a front facing double glazed window and a built-in wardrobe.

Bedroom Four

A double bedroom with a front facing double glazed window and ample space for fitted wardrobes.

Bathroom

A large family bathroom located off the landing, fitted with a modern white three-piece suite comprising of a panel bath with a glass shower screen and thermostatic mixer shower, low-level WC and pedestal wash basin. Ladder towel radiator, tiled walls and opaque double glazed window to the front.

Outside

The property is positioned at the entrance of the road in a generous and mature plot, with lawn gardens to both the front and most notably to the rear, which is enclosed to all sides by tall hedges and panel fencing. The rear garden is laid mostly to lawn and incorporates a wealth of mature shrubs and trees, with concrete flagged patio located to the rear of the sitting room.

At the front of the house there is a wide block paved driveway providing parking for at least 2 to 3 cars, leading to an attached double garage with up and over doors and a separate courtesy door to the side.