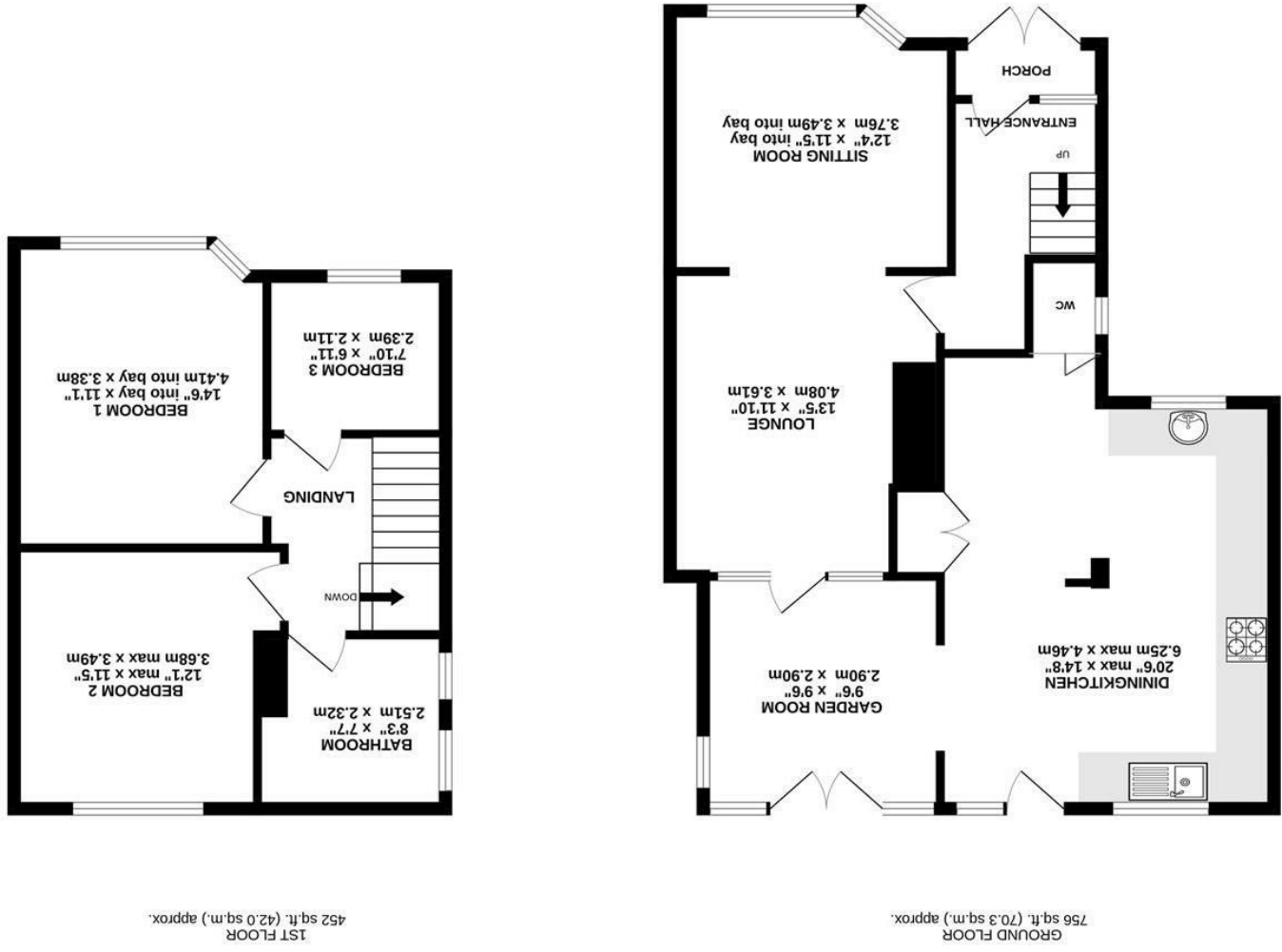


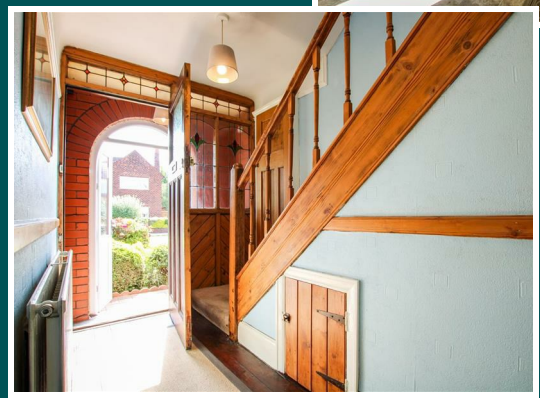
MISREPRESENTATION ACT 1967.
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures 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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£475,000



18 TABLEY GROVE
 KNUTSFORD
 WA16 0AP

3 1 2 D
 COUNCIL TAX BAND: D



This exceptional semi-detached house, conveniently located just a short stroll from Knutsford town centre, presents an incredible opportunity for those seeking a new home. Boasting generous living spaces, including a welcoming hall, a delightful lounge/dining room, a charming conservatory, a convenient WC, and a spacious dining kitchen on the ground floor, this property offers the perfect setting for comfortable living. Ascend to the first floor and discover three inviting bedrooms and a modern bathroom featuring a separate shower. With gardens adorning both the front and rear, along with off-road parking accommodating multiple vehicles, this house truly caters to your every need. Adding to its appeal, the property is offered for sale with No Onward Chain, allowing for a seamless and hassle-free purchase. Moreover, its proximity to excellent primary and senior schools further enhances its allure.

PORCH

uPVC double glazed entrance doors.

HALL

Stairs ascend to first floor. Under stairs storage. Cloaks cupboard. Original wooden floorboards. Central heating radiator.

LOUNGE

UPVC double glazed window to front elevation. Picture rail. Open access to further lounge/ dining area. Gas fire and surround. TV point. Door and windows to:

CONSERVATORY

Double glazed French doors and windows to rear elevation. Central heating radiator. Open access to:

KITCHEN

Fitted with a range of base and wall mounted units with worktops over incorporating a four ring gas hob, with gas oven beneath and filter canopy over, stainless steel single drainer sink unit and further single bowl sink unit. Space and plumbing for washing machine. Integrated dishwasher, integrated fridge/ freezer and separate integrated freezer. UPVC double glazed window to side and UPVC double glazed door to rear. Concertina door to:

WC

Low level wc, window to side elevation.

FIRST FLOOR LANDING

UPVC double glazed window to side elevation.

BEDROOM ONE

UPVC double glazed window to front elevation. Central heating radiator. Picture rail.

BEDROOM TWO

UPVC double glazed window to rear elevation. Central heating radiator.

BEDROOM THREE

UPVC double glazed window to front elevation. Central heating radiator.

BATHROOM

Modern white suite comprising, low level wc, bath with shower off taps, vanity wash hand basin with drawers beneath and large walk-in shower cubicle with twin shower heads. Heated towel radiator. Fully tiles walls.

OUTSIDE

To the front is a driveway allowing off-road parking for several vehicles, lawned garden and a gate to the side allows access to the rear garden, with lawn and patio and a further private patio/ seating area. Summerhouse/ shed.

TENURE

We understand the tenure to be freehold.