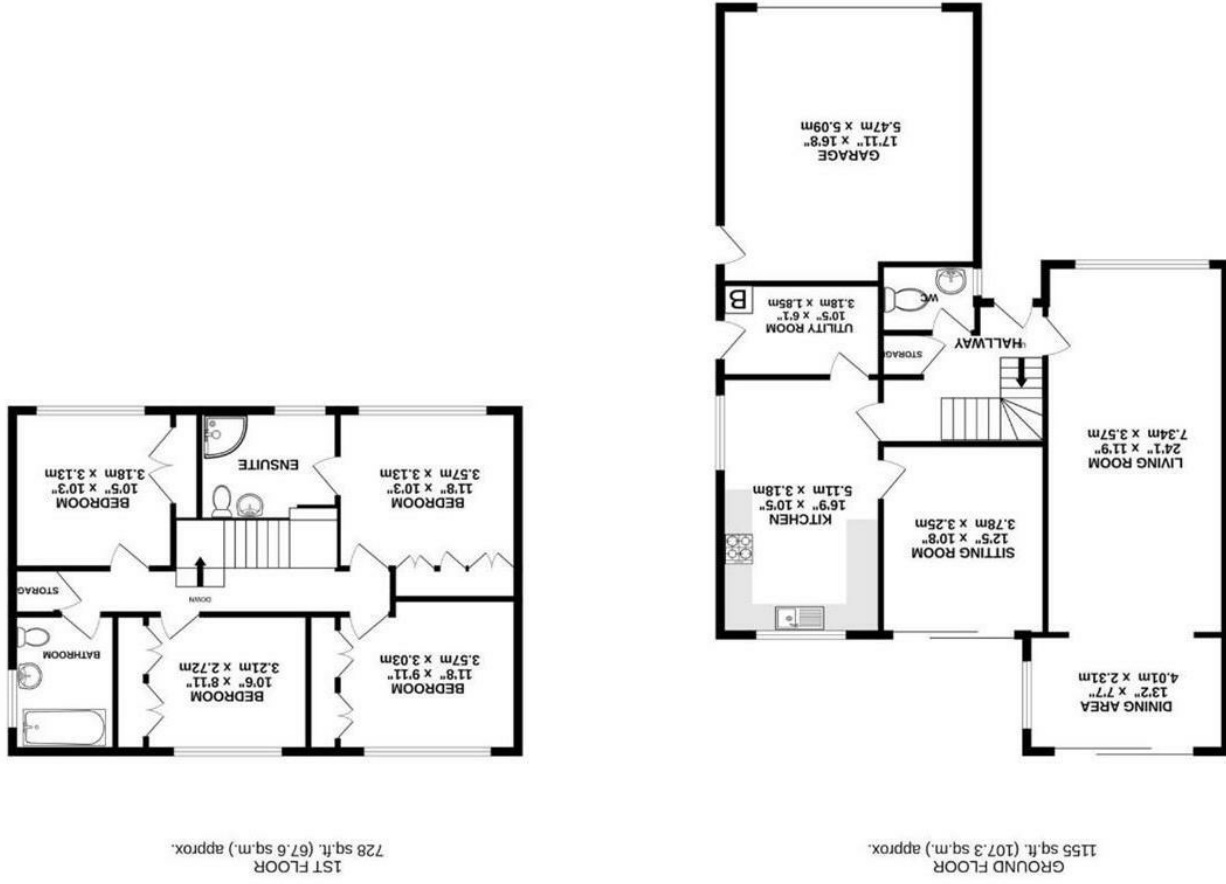


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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
 knutsford@wrightmarshall.co.uk
 Tel : 01565 621624

TOTAL FLOOR AREA : 1883 sq.ft. (175.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix 02024



£685,000



3 MALVERN ROAD
 KNUTSFORD
 WA16 0EH



COUNCIL TAX BAND: F



FOUR DOUBLE BEDROOMS, WALKING DISTANCE TO BEXTON SCHOOL, OVERLOOKING THE GREEN, THREE RECEPTION ROOMS, VERY DESIRABLE LOCATION, BEAUTIFULLY LANDSCAPED GARDENS, NO ONWARD CHAIN.

Owned by the current vendor for a number of years this has been a wonderful family home and we know this is going to create a large amount of interest due to its proximity to both Bexton School and Knutsford Town Centre.

Arranged over two floors there is an entrance hallway with two piece cloakroom and storage off, spacious lounge with feature fireplace opening into a dining room which opens onto the garden.

Further to this is a recently fitted modern high gloss kitchen with a range of integrated appliances and separate useful utility room. The ground floor is completed with a spacious family room with sliding doors opening onto the patio area to the rear.

To the first floor are four double bedrooms, all of which have double wardrobes. The master bedroom further benefits from a three piece ensuite with the three further bedrooms using the three piece master bathroom.

The gardens have been a labour of love by our vendor for many years. There is a central lawn with deep planted borders with an array of perennials, shrubs, and trees. To the front is a double driveway and access to the integral garage.

The property has been well maintained by our vendors though we feel the new owners would probably like to update the house.

The property is offered with NO ONWARD CHAIN

Hallway

W/C

Kitchen

Utility Room

Sitting Room

Living Room

Dining Area

Garage

Bedroom

Ensuite

Bedroom

Bedroom

Bedroom

Bathroom

Tenure

We believe the tenure to be freehold.