







# 56 Manor Park South

Knutsford

A spacious 4-bed link-detached family home in popular Knutsford area. Offers flexible open-plan living, extension potential (subject to PP). Welcoming entrance, lounge, dining room, conservatory, kitchen, breakfast area, utility, workshop, garage. Upstairs: 4 beds, family bath. Front/rear gardens, driveway. Walk to schools, town centre. Vacant, no chain - great value, modernisation potential.

Council Tax band: E

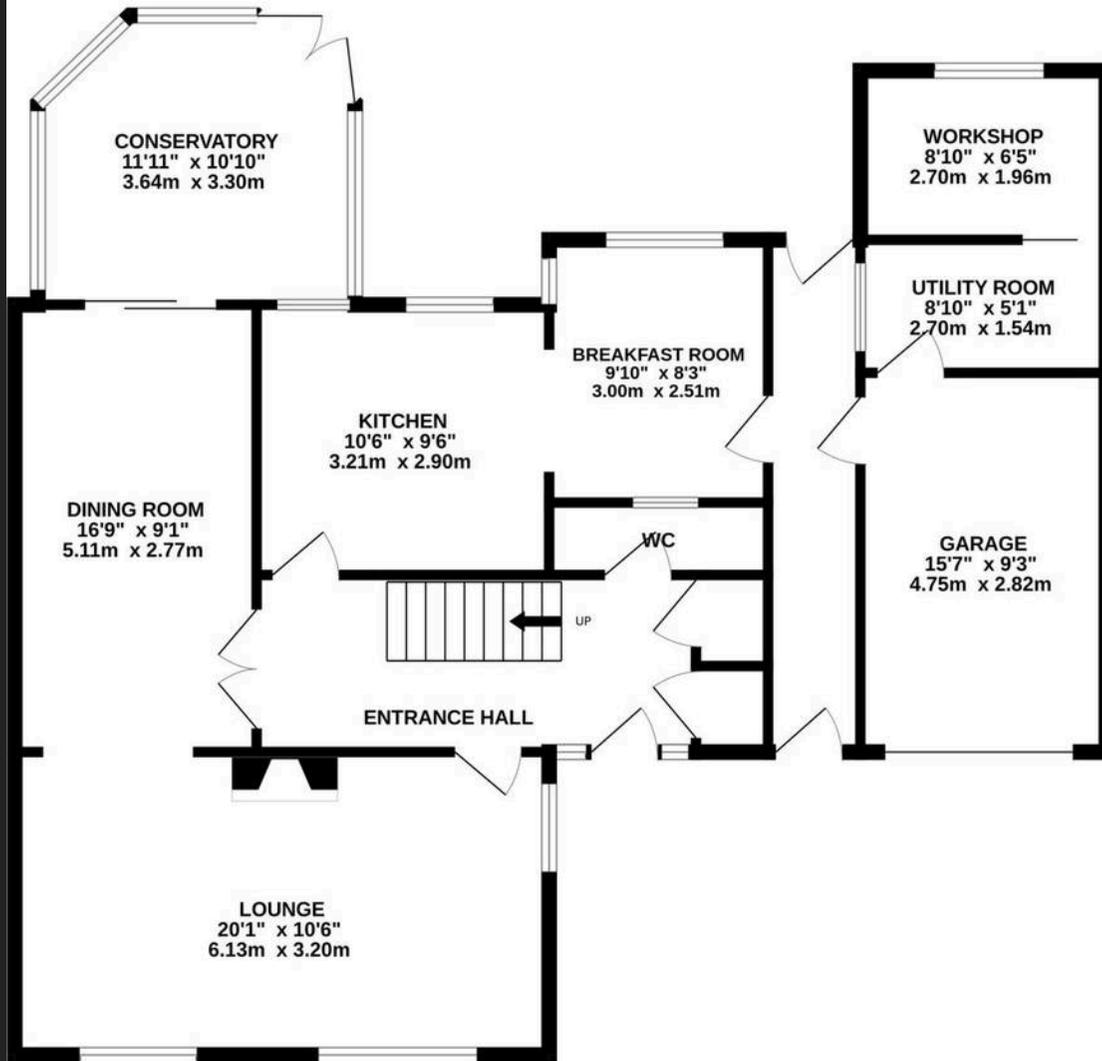
Tenure: Freehold

EPC Energy Efficiency Rating: D

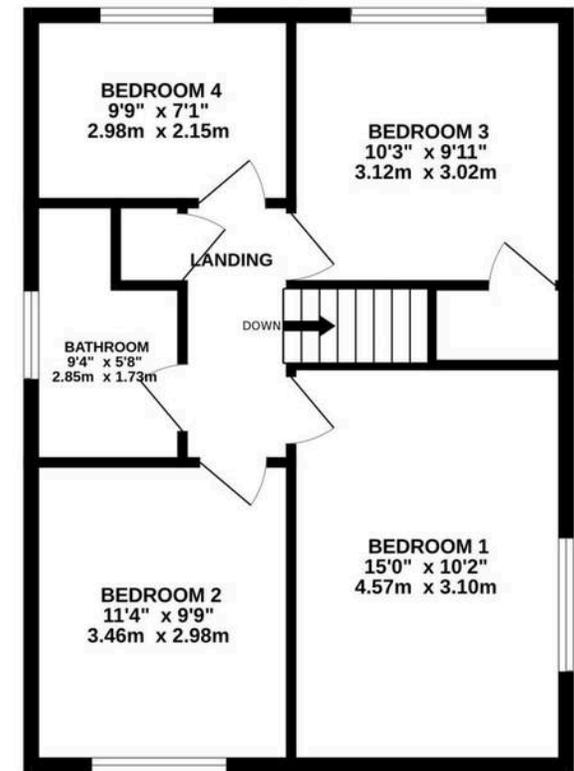
- A spacious detached family home within a popular position
- Very close to two sought-after primary schools and a short walk from the town
- Well-kept and cared for with great potential for modern open plan living and extension (STPP)
- Vacant with no onward chain and offering great value for money



**GROUND FLOOR**  
1136 sq.ft. (105.6 sq.m.) approx.



**1ST FLOOR**  
565 sq.ft. (52.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.**

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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