



 Stuart
Rushton

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& COMPANY

74 Grove Park, Knutsford – WA16 8QB

Offers Over £650,000





74 Grove Park

Knutsford

A spacious four-bed detached home in Grove Park, Knutsford. Three receptions, breakfast kitchen, utility, garage, wrap-around garden, off-road parking. Close to town centre and schools.

Council Tax band: E

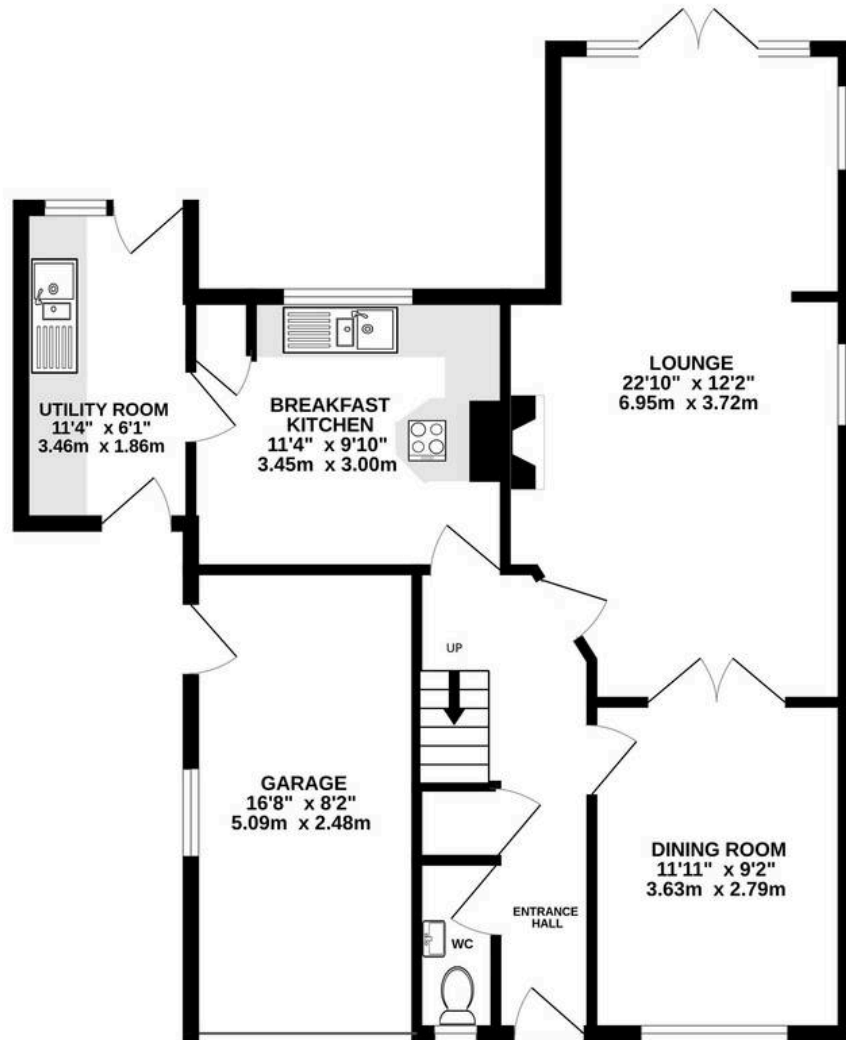
Tenure: Leasehold

EPC Energy Efficiency Rating: D

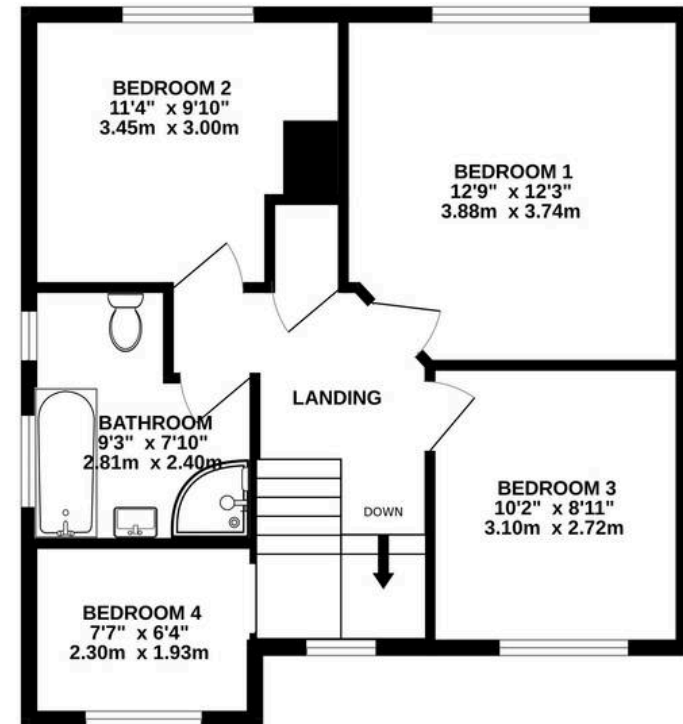
- Sought-after Grove Park development in the heart of Knutsford
- Positioned at the end of a quiet cul-de-sac, with a driveway for 2 cars
- Wrap-around garden with a lovely open feel and good privacy
- Extended and well-presented throughout, ideal for a growing family
- Four well-balanced bedrooms and three reception areas
- Breakfast kitchen and separate utility room & Integral garage with potential for conversion (STPP)



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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