

25 Marcliff Grove
Knutsford



A substantially extended four bedroom semi-detached home boasting modern open plan living accommodation, driveway parking and a good sized rear garden, in the heart of Knutsford town centre.

Marcliff Grove is a quiet cul-de-sac of semi-detached homes accessed just off Toft Road, in the centre of the town. The vast selection of amenities Knutsford has to offer are right 'on the door step', including good transport links.

25 Marcliff Grove has been thoughtfully extended, across both floors to offer a nicely proportioned accommodation, complimented by good outdoor space. There is an entrance hall with a storage cupboard, a superb 'L-shaped' living kitchen diner with utility cupboard and bi-folding doors opening onto the raised deck.

To the first floor there are four well-proportioned bedrooms, including a large principal bedroom to the rear which enjoys views over Knutsford high-street, and a three piece family bathroom.





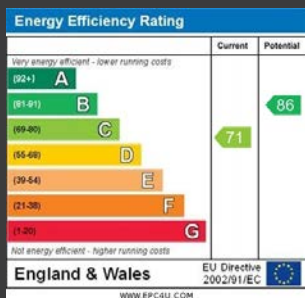
The frontage has been finished with block paving to provide off road parking for up to two vehicles. The rear garden is a great size, beginning with the raised deck, then stairs down to a substantial grass lawn, which runs to the end of the garden where it meets another decked area, ideal for the evening sunshine.

Knutsford is an extremely pretty town with narrow part-cobbled streets. It offers a range of day to day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International Airport and to the west, Chester and North Wales.

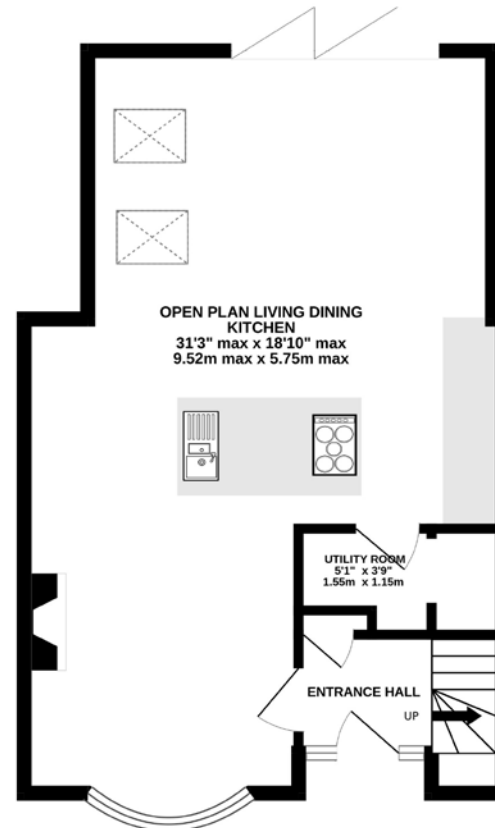


25 Marcliff Grove Knutsford Cheshire WA16 6JE

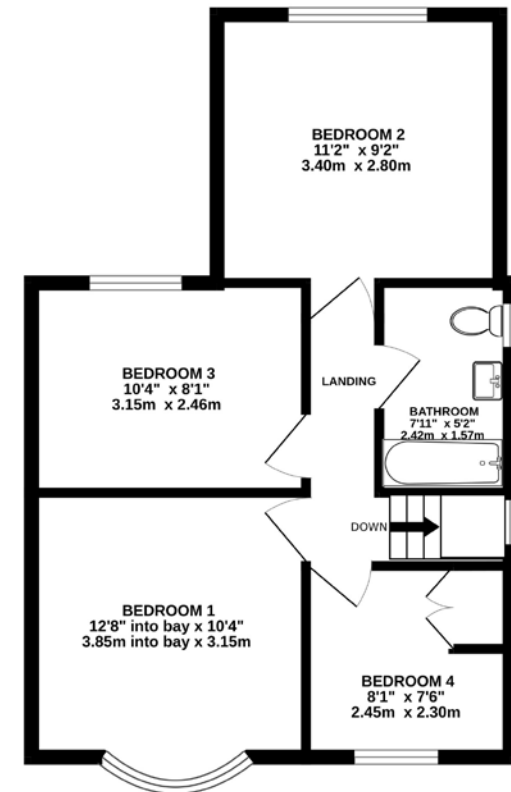
Price: £475,000
 Tenure: Freehold
 Local Auth: Cheshire East
 Council Tax Band: C



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.7 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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