

169 Ashworth Park  
Knutsford





A large detached family home which has been extended to provide flexible living accommodation for a family, occupying a superb plot with a S/W facing rear garden, within a popular residential development near Bexton Primary School, Knutsford Academy and the town centre.

Ashworth Park is highly prized for its selection of large detached family homes, which occupy an ideal position within the town, just a short walk from both Bexton Primary School and the town centre.

169 Ashworth Park enjoys a superb position within the development, occupying a wonderful plot within the sought-after and secluded cul-de-sac section of the development. The expansive plot includes two driveways to the front of the property, a detached double garage and a brilliant rear garden which enjoys a high degree of privacy and day-long sunshine.

The present accommodation totals to more than 1800 square feet across the two floors and includes a porch, inviting entrance hall, a large lounge with views over the rear garden, a spacious breakfast kitchen, dining room, utility room, laundry area, downstairs WC, a study and a ground floor bedroom with ensuite bathroom.







To the first floor are two spacious double bedrooms, one of which has access to a useful store room with additional storage space in the eaves, a smaller third bedroom and a family bathroom.

The driveways have been finished with imprinted concrete and are fit for parking several vehicles. There is a sprawling grass lawn to the rear, a large patio for entertaining, a BBQ area, a selection of well-stocked flower beds and raised beds for growing.

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.

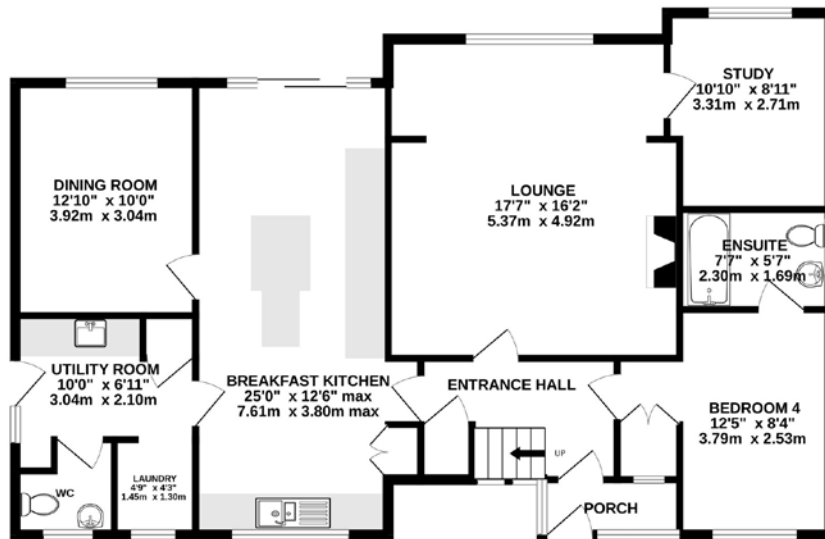


# 169 Ashworth Park Knutsford Cheshire WA16 9DN

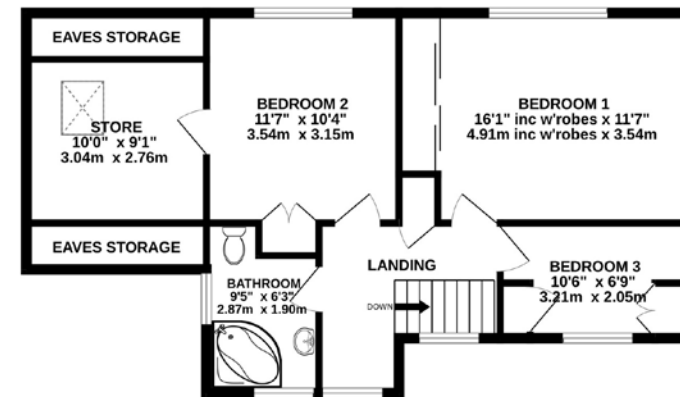
Price: £775,000  
Tenure: Freehold  
Local Auth: Cheshire East  
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCAU.COM</small>			

**GROUND FLOOR**  
1165 sq.ft. (108.2 sq.m.) approx.



**1ST FLOOR**  
656 sq.ft. (60.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1821 sq.ft. (169.2 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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