



*jordan fishwick*

31 Higher Downs, WA16 8AS  
Guide Price £550,000





## Higher Downs Knutsford WA16 8AS

Offers In The Region Of  
£550,000



Situated within a popular development this link Detached four bedroom property is located off a service road parallel to the tree-lined road off Higher Downs. The property offers excellent and versatile accommodation and is within close reach of Knutsford Village which offers a rich heritage being an old market town and is brimming with a variety of architecture and facilities. Knutsford town centre offers two main High Streets and a variety of shops ranging from boutiques, art galleries, independent shops and many bars, pubs and restaurants. There are many local leisure facilities which include swimming pools, private sporting clubs, golf courses and of course Tatton Park country estate. For the commuter access to the motorway network provides links to Manchester International Airport, Manchester City centre and Chester. The property internally comprises brief in entrance porch, entrance hallway, downstairs WC with shower. Additionally there is a lounge, dining area and a breakfast kitchen. On the first floor there are four bedrooms and a modern shower room. Externally the property has a front and rear garden which are well manicured and mature. There is also an attached garage providing additional storage.



### Directions

From our off on Alderley Rd, head southwest on Alderley Rd/B5086, At the roundabout, take the 2nd exit onto Knutsford Rd/B5086, continue to follow Knutsford Rd. Continue onto Hall Ln/B5085. Continue to follow B5085. Turn left onto Longridge. Turn right onto Higher Downs where the destination will be on the right hand side.

### Porch

8'6" xs 4'3"

UPVC double glazed door leading to the porch. Laminate wood flooring. Internal glazed door leading to the entrance hallway.

### Entrance Hallway

The entrance hallway provides access to the downstairs WC, living room, dining room, kitchen diner. Additionally located off the entrance hallway are the downstairs WC shower facilities. Two separate useful storage cupboards. Staircase with balustrade leading to the first floor. Wall mounted radiator.

### Lounge

19 x 11

Upvc double glazed window to the front aspect. Radiator. Feature gas fireplace, T. V point. Wall light points.

### Dining Room

13'3 x 8'7

Upvc double glazed window to the rear aspect. Radiator. Wall light points.

### Breakfast Kitchen

17'5 x 9'2

The kitchen is fitted with a range of modern wall, base and drawer units with complementary rolltop worksurfaces with matching splashback. Incorporated within the worksurface is a stainless steel 1 1/2 sink bowl and drainer unit. There is space for a number of appliances which include space for a cooker, fridge freezer and washing machine. Located within a useful storage cupboard is a wall mounted gas combination boiler. There is a small useful breakfast bar area creating a practical and occasional dinning and sitting space. Wall mounted radiator. Two UPVC double glazed windows to the rear aspect and a further traditional glazed door leading to the rear garden.

### Downstairs W.C and Shower

Low level w.c, wash hand basin and shower enclosure with shower over and tiled splash back.

### Landing

Access to four double bedrooms. Access to the modern shower room. Loft access.

### Bedroom One

16'5 x 11'4

UPVC double glazed windows to the front and rear aspects. Two wall mounted radiators. Corner vanity area with wash handbasin.

### Study

9'8 x 9'6

Located off the main bedroom is a further additional room with UPVC double glazed window to the rear aspect, wall mounted radiator and a useful storage cupboard located over the bulkhead of the stairs.

### Bedroom Two

14'4 x 9'4

UPVC double glazed window to the side aspect. Wall mounted radiator.

### Bedroom Three

10'1 x 9'7

UPVC double glazed window to the front aspect, wall mounted radiator.

### Bedroom Four

9'3 x 6'4

UPVC double glazed window to the rear aspect, wall mounted radiator.

### Shower Room

The modern shower room is fitted with a three-piece white suite comprising low-level WC with push button flush, pedestal wash hand basin with mixer tap. There is a large walk in shower area with glazed shower screen and mains shower over. UPVC double glazed window to the side aspect.

### Garage

20' x 8'

The garage has power and lighting. There is an outside water tap and a side gate leading to the front aspect.

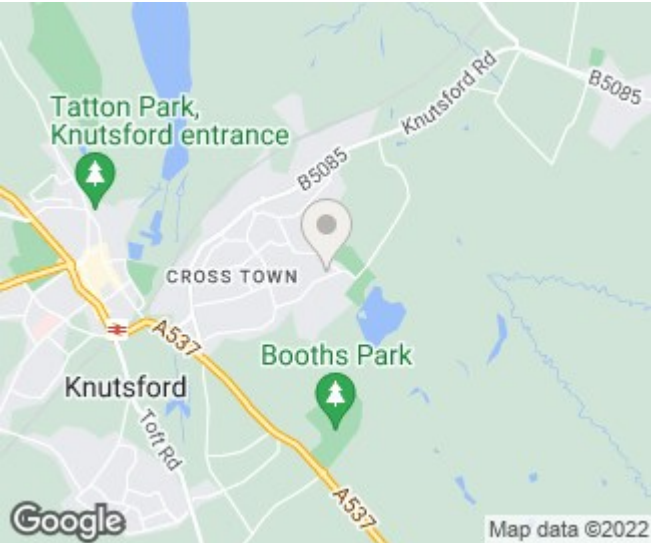
### Outside


To the front of the property there is a blocked paved driveway providing off-road parking for a number of vehicles and a well maintained and manicured lawn with mature borders. The driveway provides access to the garage. To the rear of the property there is an enclosed garden which is laid mainly to lawn with a small patio area. Access to the garage which provides additional and useful secure storage.





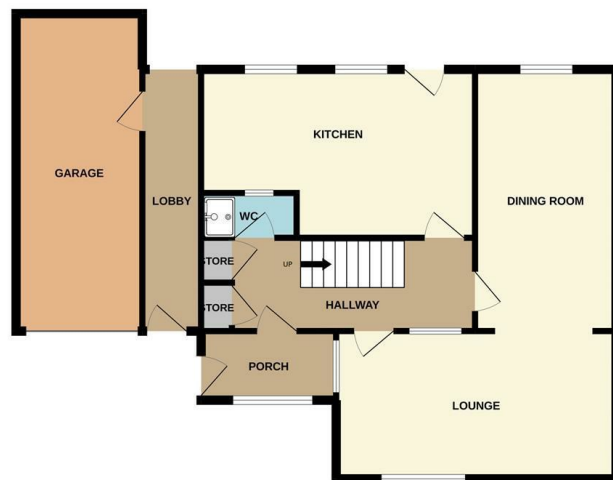
- Link Detached Property
- Four bedrooms
- Study
- Lounge and Dining room
- Down stairs W.C
- Large Garage
- Tree lined Road



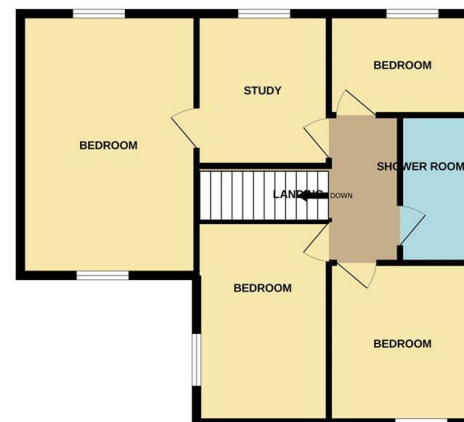
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2022



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

**01625 532000**

[wilmslow@jordanfishwick.co.uk](mailto:wilmslow@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)