



54 Mereheath Park Knutsford WA16 6AU



£600,000

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CLOSE TO KNUTSFORD TOWN CENTRE | LARGE CORNER PLOT | OPPORTUNITY TO EXTEND | THREE BEDROOMS | IN NEED OF GENERAL UPDATING | NO ONWARD CHAIN

Located just a short walk from Knutsford Town Centre, this three-bedroom detached property occupies a generous corner plot and offers a wonderful opportunity to update and extend, located on a road that has seen significant price growth in recent years.

Arranged over two floors, the property is entered via a welcoming entrance hallway with stairs leading to the first floor. The hallway provides access to a spacious lounge and a separate dining room, both offering good proportions. To the rear is a well-sized, fully fitted kitchen with a conservatory beyond, overlooking the garden. The ground floor is completed by a useful cloakroom.

To the first floor, a good-sized landing gives access to three well-proportioned bedrooms, all of which are served by a three-piece family bathroom.

Externally, the property sits nicely back within its plot and offers parking for several vehicles, alongside a front garden mainly laid to lawn. As a corner plot, the house also benefits from both side and rear gardens, making a two-storey side extension (subject to the necessary planning permissions) a realistic and attractive prospect.

This is a rare and exciting opportunity to purchase a detached home so close to the town centre with this level of potential. Early viewing is highly recommended to avoid disappointment.

The property is currently going through probate, and exchange of contracts can only take place

once probate has been granted.
Offered to the market with NO ONWARD CHAIN.

Ground Floor

Lounge

17'10 x 11'10

Dining Room

9'9 x 9'5

Kitchen Breakfast Room

15'10 x 7'11

Conservatory

11'5 x 11'2

Garage

tbc

First floor

Master Bedroom

12'9 x 9'8

Bedroom Two

12'11 x 9'7

Bedroom Three

8'11 x 7'9

Bathroom

11'0 x 5'6

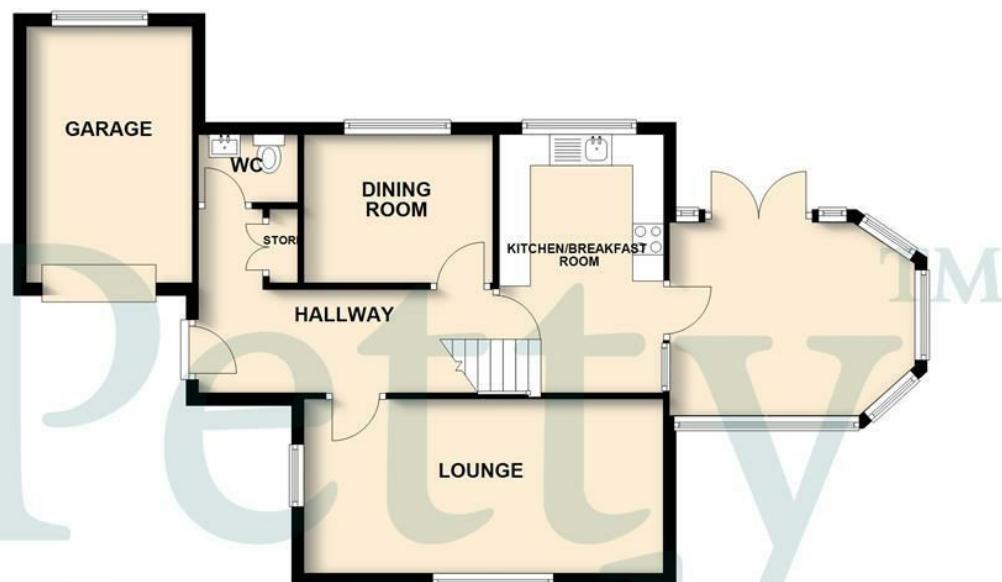
Outside

Gardens





GROUND FLOOR



FIRST FLOOR



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

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