



Wright Marshall  
Estate Agents

## 17 Manor Crescent Knutsford WA16 8DL



£500,000

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This impressive four-bedroom semi-detached home is the epitome of “deceptively spacious”. The current vendor has extended the property twice during their ownership, creating a superb and versatile family home.

The property is approached via a block-paved driveway providing parking for multiple vehicles set behind a dwarf brick wall. This gives access to both the attached garage and a welcoming porch, which opens into a spacious entrance hallway with staircase to the first floor and a bay-fronted lounge to the front of the property.

Further along the hallway, the home opens into a stunning open-plan kitchen/dining/family room, featuring a partially vaulted ceiling and impressive five-metre bi-folding doors leading out to the recently landscaped rear garden. This truly is the heart of the home, centred around a large kitchen island with integrated informal seating, an abundance of storage, and a comprehensive range of integrated appliances. Velux windows within the vaulted ceiling, combined with the bi-folding doors, flood the room with natural light throughout the day.

The ground floor accommodation is completed by an inner hallway, downstairs cloakroom, and a courtesy door providing internal access to the attached garage.

To the first floor are three bedrooms, including two genuine doubles and a spacious single bedroom currently utilised as a home office. These are all served by a recently refitted, contemporary three-piece family bathroom. From the landing, a turned staircase leads to the second floor where the impressive principal bedroom suite is located.

This second extension is equally well thought out and constructed, forming a full-width dormer with excellent ceiling height and attractive views back towards Knutsford.

Externally, the property benefits from the aforementioned driveway with electric vehicle charging point. The rear

garden was fully landscaped last year with modern family living in mind, featuring a large patio entertaining area to the far end, a generous central lawn, and raised planted borders to either side.

This is a truly wonderful family home, ideally positioned within a short walk of the town centre, and an internal viewing is highly recommended to fully appreciate the space and quality on offer.

#### Lounge

16'2 x 12'1

#### Kitchen / Dining / Family Room

22'6 19'1

#### Inner hallway

#### Cloakroom

#### Bedroom 2

13'4 10'4

#### Bedroom 3

10'4 x 12'4

#### Bedroom 4 / Office

7'11 x 7'3

#### Family Bathroom

8'3 x 7'1

#### Second Floor

#### Master Bedroom

15'5 x 14'1

#### Ensuite

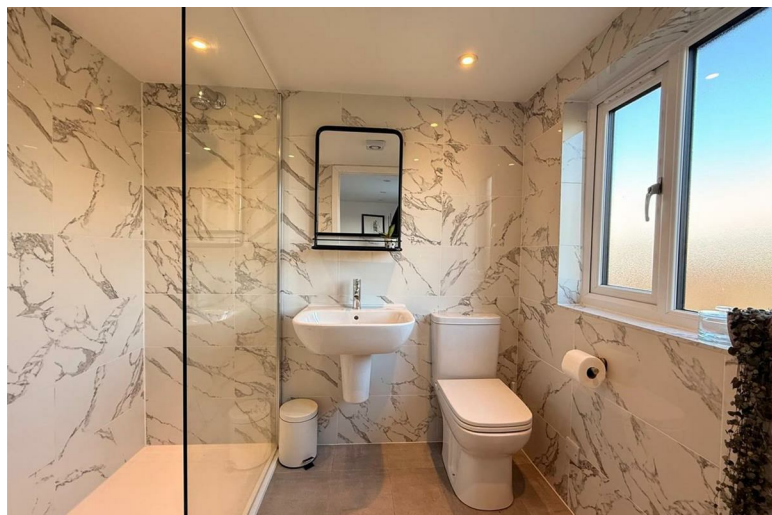
7'0 x 5'4

#### Outside

#### Garage

20'7 x 9'10

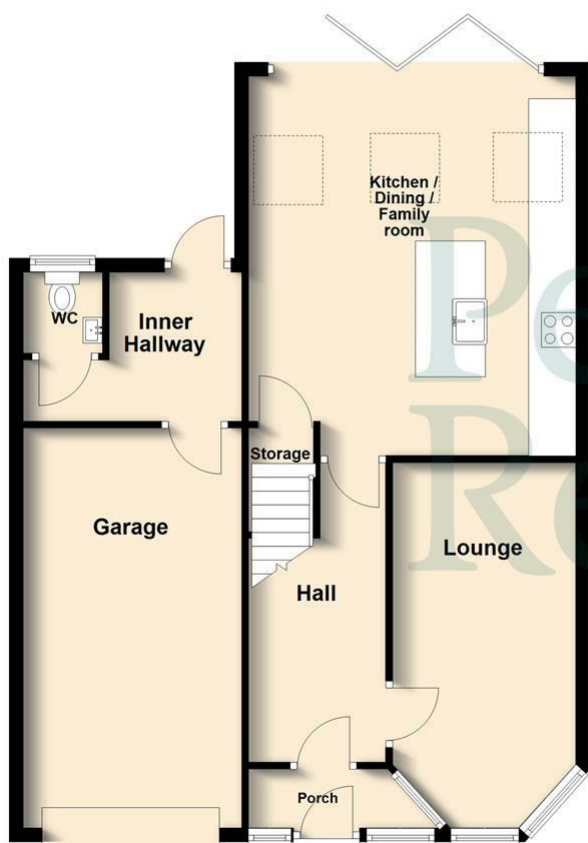
#### Gardens



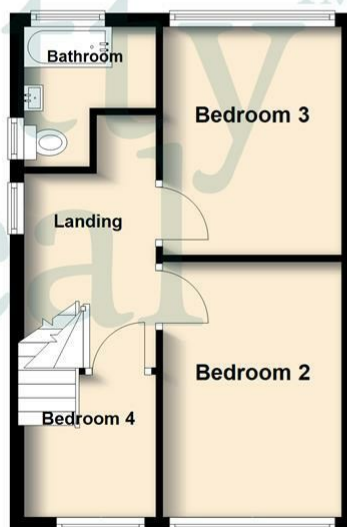




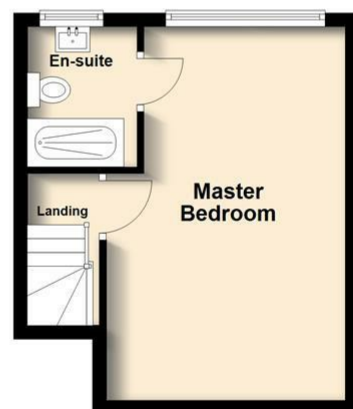
**Ground Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



**Second Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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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