



A desirable location, on the fringes of Tatton Park

87 Mereheath Park, Knutsford, Cheshire, WA16 6AR

Freehold



- Kitchen / Dining Room • Living Room • Conservatory
- Downstairs WC • Master Bedrooms with en suite
- Two Further Bedrooms • Family Bathroom • Garage

SITUATION

Mereheath Park is conveniently situated approximately 0.5 miles from the thriving town centre of Knutsford, one of Cheshire's prettiest towns. It lies on the edge of Tatton Park and has a wonderful range of specialist shops, restaurants and bars in addition to Waitrose, Booths and other major supermarkets. A short drive from M6 junction 19 and about a 47 minute train journey to central Manchester, the property is well placed for access to the North West's commercial centres and Manchester International Airport is around 11 miles away. Golf courses and a number of sports clubs abound locally, livery yards are numerous and Tatton Park is a popular destination for walkers and country lovers alike. In the town there are four primary schools as well as the high achieving Knutsford Academy and numerous private schools within easy reach.

DESCRIPTION

This detached, three bedroom family home is situated in a fabulous central Knutsford location, walking distance of the town centre and sat on the fringes of Tatton Park, a true delight. To the rear the property has a delightful open aspect onto the playing fields.

87 boasts huge potential to extend (subject to planning) Set back off the road, in a corner position, one approaches the property via a flagstone driveway, providing off- road parking for multiple vehicles, along with integral garage facility. The downstairs accommodation is ample in size, The sitting room at the front of the property is filled with natural light, warmed by a gas fire. The large kitchen / dining room runs the length of the rear of the property. The kitchen has a good range of wall, drawer and base units, with the benefit of a breakfast bar. Off the kitchen the conservatory is a fabulous addition, providing extra accommodation enjoying views over the gardens and outlook onto The Sports / Cricket Club. To the first floor, there are three bedrooms of ample proportions all with built in cupboards. The master with an en suite shower room. All bedrooms are serviced by a family bathroom, The rear garden is mainly laid to lawn with well stocked borders, shrubs and trees. The well mature hedgerows provide privacy.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

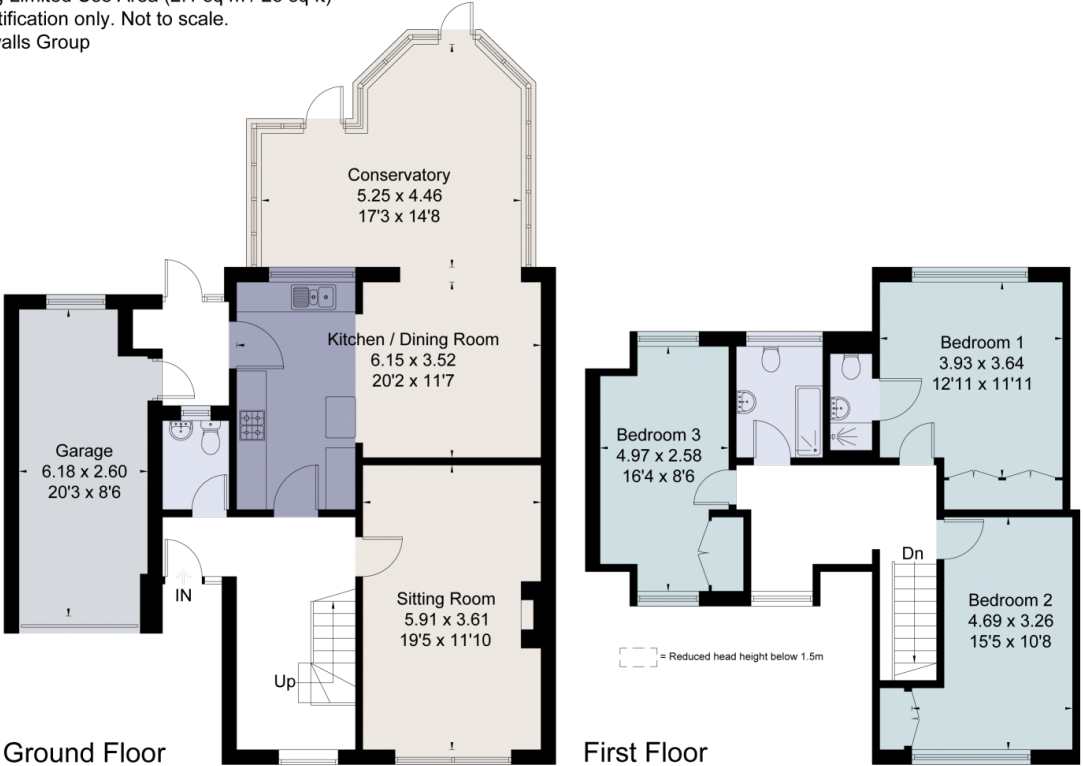
Viewing

Strictly by appointment with Savills.



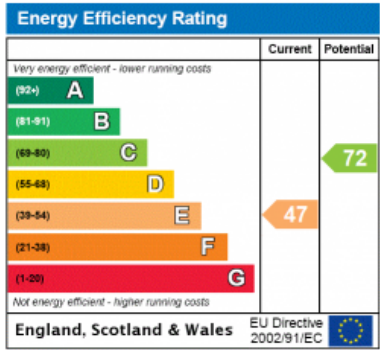


Approximate Area = 152.2 sq m / 1638 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 167.7 sq m / 1805 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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