An immaculately presented detached family home.

97 Mereheath Park, Knutsford, Cheshire, WA16 6AP

Freehold

savills

• Entrance Recption Hallway • Sitting Room
• Dining Room • Open Plan Breakfast Kitchen
• Downstairs WC • Four Bedrooms • Family Bathroom
• Garage

SITUATION

Mereheath Park is conveniently situated approximately 0.5 mile from the thriving town centre of Knutsford, one of Cheshire's prettiest towns, sat on the edge of Tatton Park.

Knutsford has a wonderful range of specialist boutique shops, delightful restaurants and bars in addition to Waitrose, Booths and other major supermarkets.

Only 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.

Manchester International Airport is around 11 miles away, Liverpool Airport is around 28 miles away.

Golf courses such as the renowned Mere Golf Resort and Spa, High Legh Golf Club and Wilmslow Golf Club are within easy reach, a number of sports clubs abound locally and livery yards are numerous

Tatton Park is a popular destination for walkers and country lovers alike, the famous house has a fabulous cafe. The entrance to Tatton Park can be found only a short stroll away from Number 97 Mereheath Park, once inside this entrance off King Street one can enjoy the 50 acres of lavish gardens, 1000 acres of Deer Park and of course the Neo- Classical mansion.

Several well regarded schools are within easy reach, both Bexton and Egerton Primary Schools along with the high achieving Knutsford Academy.

DESCRIPTION

This detached, four 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.

The block paved driveway leads one to this home, set back from the road with laid to lawn front garden, mature trees and plants surround.

Upon entering the hallway one is immediately drawn to the extended, high quality breakfast kitchen. A wide range of superb wall, drawer and base units with composite work surfaces. Built in Siemens pyrolytic oven and separate microwave oven, useful heating drawer, four ring ceramic Siemens hob, integrated Siemens dishwasher, integrated Liebherr fridge and separate Liebherr freezer, integrated Bosch washer dryer, a central island with useful plug socket, offering a breakfast seating bar, separate seating area offering a versatile space for a sofa or chairs, underfloor heating runs throughout. Velux windows allow maximum light. Patio doors lead onto the delightful rear garden and patio area, perfect for entertaining.

The bright sitting room boasts dual aspect double glazed windows allow maximum light, warmed by a gas fire and marble surround. The lounge leads into a dining area, with patio doors onto the garden. Completing the downstairs accommodation is a WC.

To the first floor are four bedrooms of ample proportions. The master bedroom to the front of the property benefits from built in wardrobes. All bedrooms are serviced by a family bathroom, a three piece Porcelanosa suite, sink with vanity unit under.

Outside one notices the well manicured gardens, the sunny rear garden has a fabulous patio area, ideal for al fresco dining, well mature trees, plants and hedgerows surround, esuring one is not over looked. The integral garage with electric up and over door offers further parking for one car or of course extra storage space. This could also be converted to create extra downstairs living accommodation.

Energy Performance

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

Viewing

Strictly by appointment with Savills.

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Contact Ellis McQueen
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Approximate Area = 125.7 sq m / 1353 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)
Garage = 12.2 sq m / 131 sq ft
Total = 137.9 sq m / 1484 sq ft
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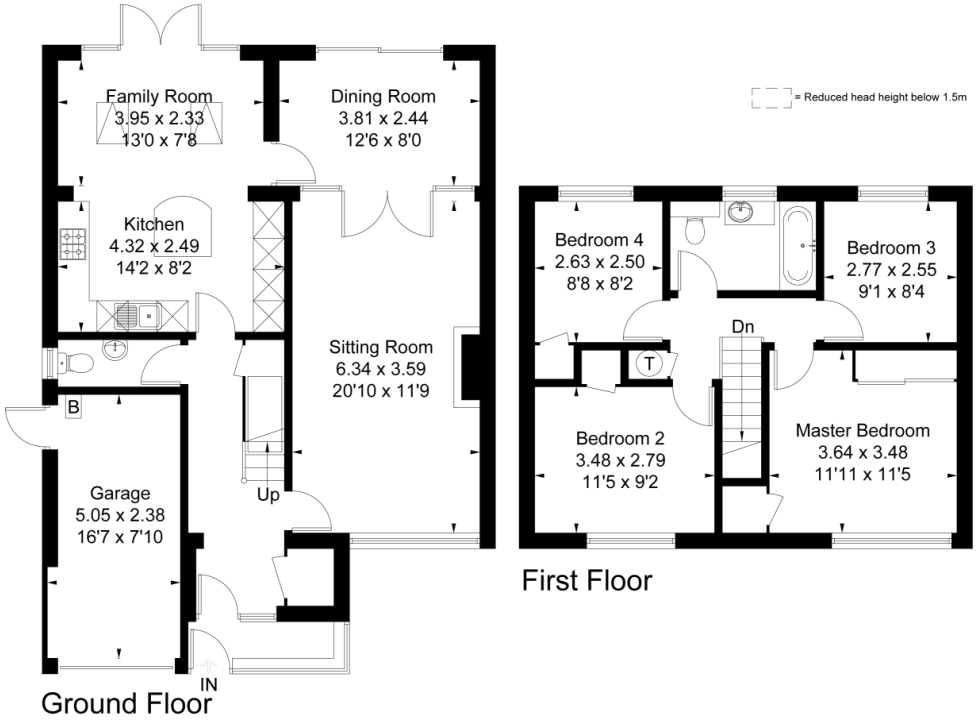

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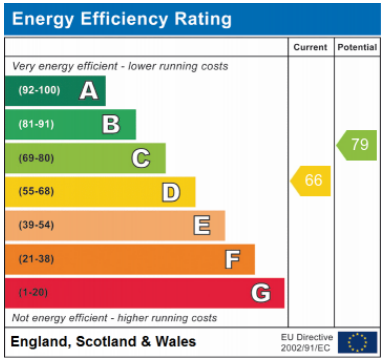

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