



# 121 Ashworth Park

Knutsford

A lovely 3-bed detached house in Ashworth Park boasts spacious interior, upgraded kitchen, and planning permission for extension. Lovely garden with privacy, perfect for family living.

Council Tax band: E

Tenure: Freehold

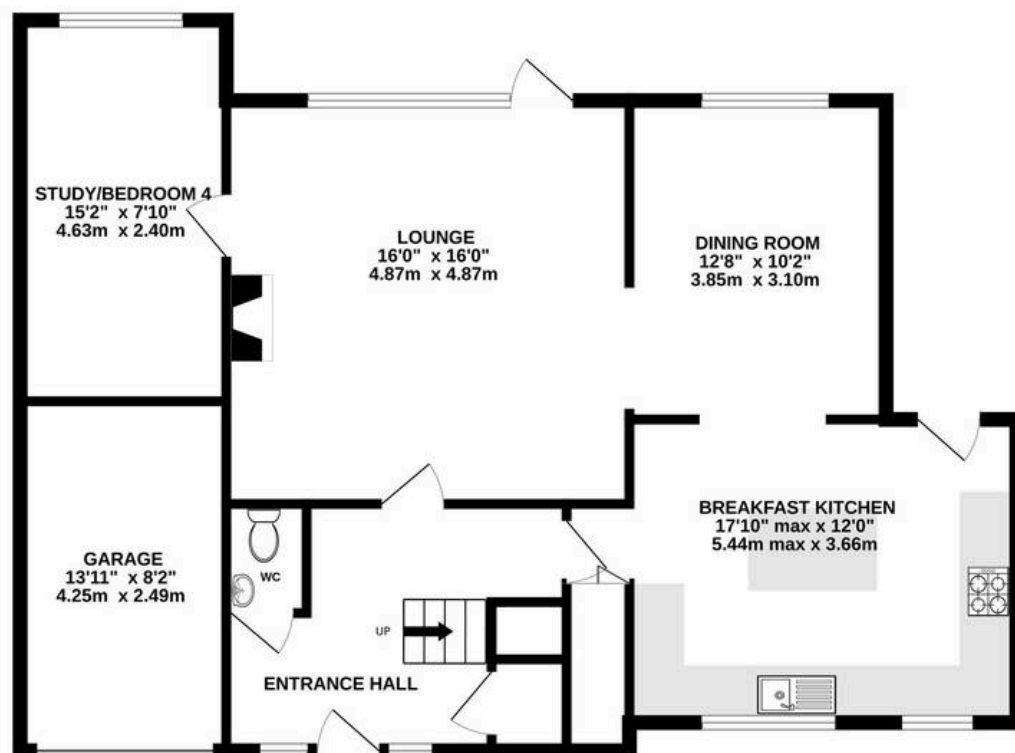
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

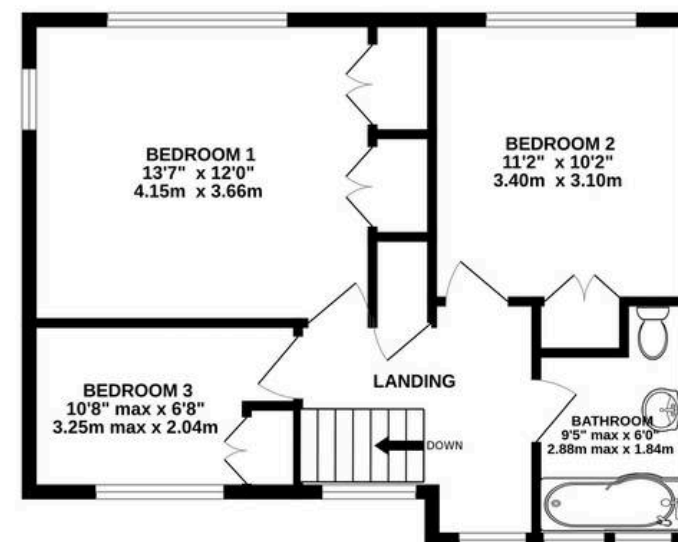
- Cul-de-sac position with convenient access to Bexton Primary School and the town centre
- Superb garden with South-Westerly aspect and high degree of privacy
- Light and spacious feeling accommodation with lovely views over the rear garden
- Recently upgraded kitchen flowing into the dining room and in-turn the living room
- Flexible accommodation including a welcoming entrance hall, a study or ground floor bedroom and a downstairs WC
- Three proportioned bedrooms and a modern fitted bathroom
- Planning permission for extension over garage - reference 24/3219M
- No onward vendor chain



GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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