







# 51 Ashworth Park

Knutsford

Beautifully maintained 4-bed detached residence on mature plot with large rear garden. Boasting generously sized rooms, in-and-out driveway, garage, carport. Located in sought-after Ashworth Park, close to Bexton Primary School, Knutsford town, parks, amenities.

Council Tax band: F

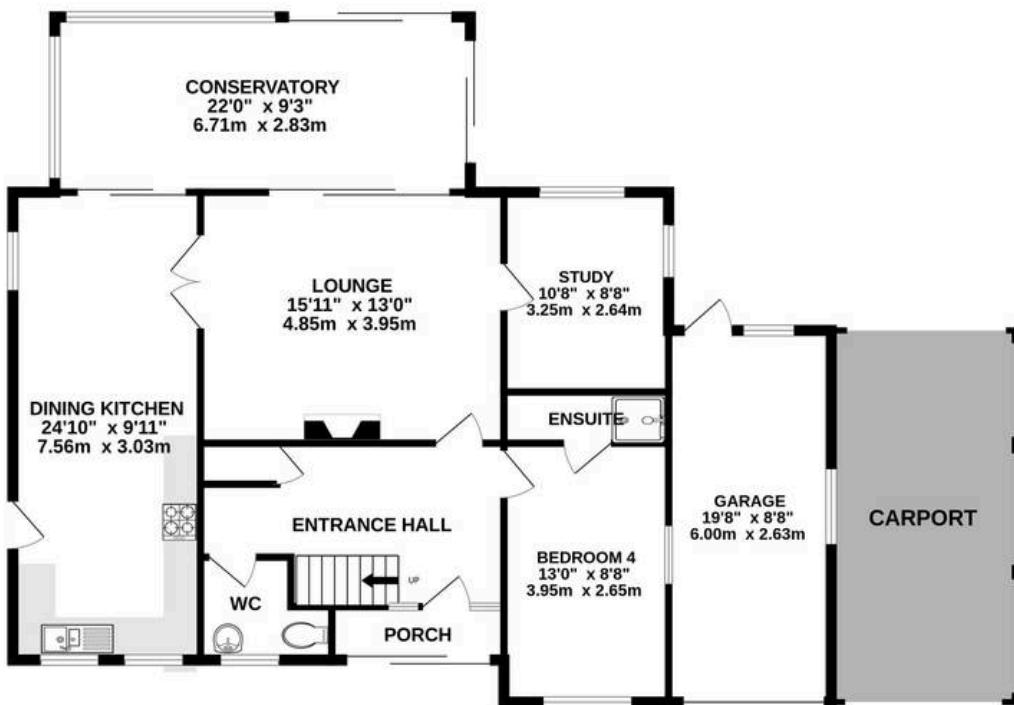
Tenure: Freehold

EPC Energy Efficiency Rating: D

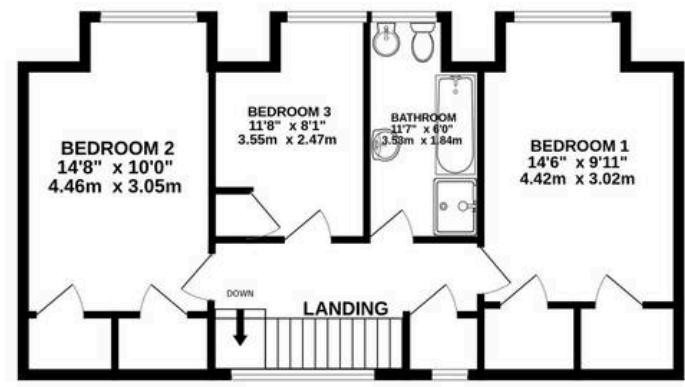
- Quiet Cul-de-Sac Location – Positioned at the end of a peaceful section of Ashworth Park with excellent privacy and minimal traffic.
- Spacious & Flexible Layout – Approximately 1,875 sq ft of well-maintained living space, including 4 bedrooms, 2 bathrooms, and multiple reception areas.
- Generous Plot – Large, mature rear garden that wraps around the side of the house, offering seclusion and outdoor space.
- Ample Parking – Features an in-and-out driveway, garage, and carport for multiple vehicles.
- Extension Potential – Beautifully kept with scope for further improvement or expansion (subject to planning).
- Family-Friendly Location – Ideally situated for Bexton Primary School and convenient access to Knutsford's amenities.



**GROUND FLOOR**  
1249 sq.ft. (116.0 sq.m.) approx.



**1ST FLOOR**  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1875 sq.ft. (174.2 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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## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street - WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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