



9 Racefield Road, Knutsford
Knutsford

£400,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



9 Racefield Road

Knutsford

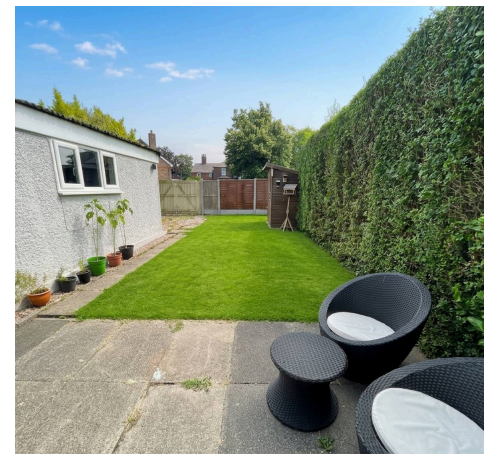
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

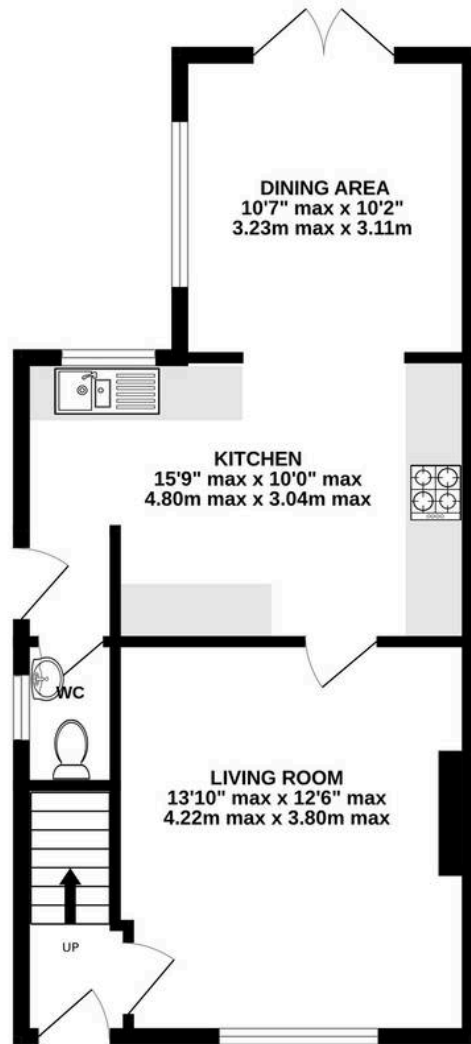
- Prime Town Centre Location
- Two Double Bedrooms
- Extended Dining Kitchen
- Spacious Living Room
- Detached Garden Room/Home Office
- Southerly Facing Rear Garden
- Gated Rear Driveway Parking
- Walking Distance of The Heath, Knutsford & Tatton Park



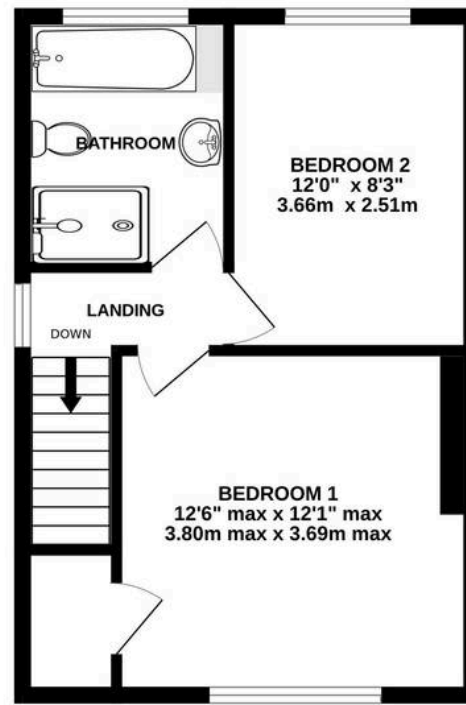
An attractive and beautifully presented two double bedroom extended semi-detached home, complemented by a detached garden room/home office and generous rear driveway, all superbly positioned on a quiet one-way road just a short, level walk from Knutsford town centre, The Heath and Tatton Park. Opportunities to acquire homes in such a highly sought-after location are rare, offering the perfect balance of peaceful surroundings and exceptional convenience. The well-maintained accommodation begins with a welcoming hallway leading to a bright and spacious living room. To the rear, the property has been thoughtfully extended to create a superb open-plan dining kitchen with integrated appliances and French doors opening directly onto the private rear garden. A useful side porch and downstairs W.C. completes the ground floor accommodation. To the first floor, a landing with window provides access to two immaculate double bedrooms, both beautifully presented and served by a spacious contemporary bathroom, fitted with a three-piece white suite alongside a separate walk-in shower enclosure. The property benefits from gas central heating, uPVC double glazing, and tasteful décor throughout, making it an ideal purchase for first-time buyers, professional couples or those looking to downsize without compromising on location or outside space. Externally, the property enjoys attractive front and rear gardens, the rear being predominantly laid to lawn with a pleasant patio seating area, fully enclosed and enjoying a desirable southerly aspect with an excellent degree of privacy. A detached former garage has been cleverly converted to provide a versatile garden room, currently utilised as an excellent home office with seating area. A gated rear driveway provides ample off-road parking.



GROUND FLOOR
480 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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