



Knutsford
Chelford Road


IRLAM
of Knutsford

Knutsford, WA16 8LU

Chelford Road

£400,000



The Property

This immaculately presented two/three bedroom semi detached dormer bungalow has been sympathetically maintained and improved over the years by the current owner to now provide light, spacious and flexible living accommodation over two floors. Particular mention must be made of the refitted breakfast kitchen with stone surfaces, dining area with Velux windows and French doors to the garden, the refitted family bathroom with roll top bath and separate shower cubicle as well as the first floor bedroom suite with fitted furniture, storage and en-suite bathroom. There is potential to extend the property to the side or rear (subject to relevant permissions) to increase living accommodation or for an attached garage.

Located in an ever popular position, on the edge of the Legh Road conservation area, a short stroll to the town centre and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a sweeping tarmac driveway, providing ample off road parking, leading to the side entrance, flanked by open lawned garden with feature planting and foliage. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect. Laid to lawn in the main with a range of well stocked borders surrounding, all fully enclosed by wood lap fencing and mature hedging. Flagged patio area, accessed via the French doors in the breakfast kitchen, provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

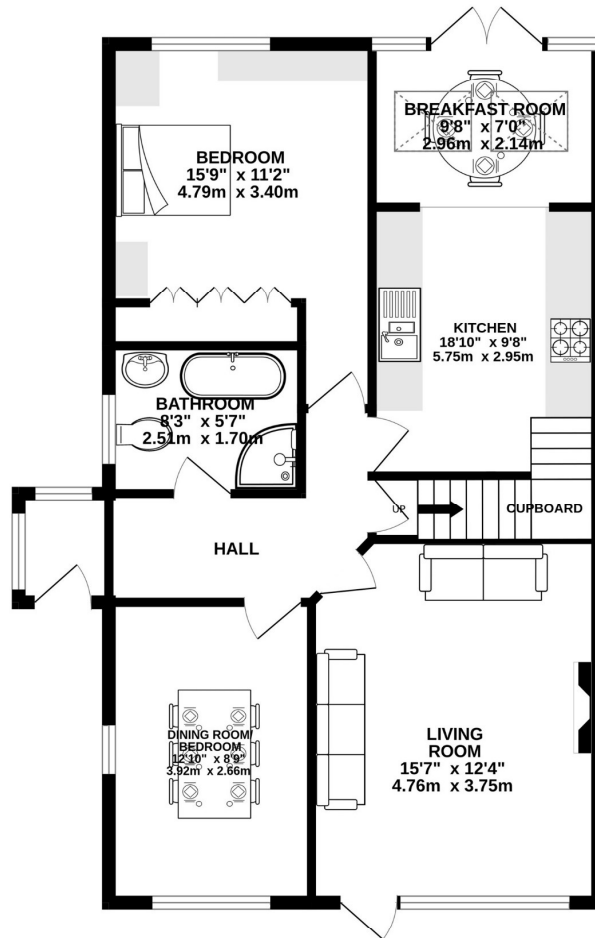
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights and passing the railway station. Proceed through the next set of traffic lights up Brook Street onto Chelford Road passing the Legh Arms Public House on your right. After passing the turning for Buckingham Drive on the left hand side, the property can be found after a short distance.

- A two/three bedroom semi-detached property
- Walking distance to Knutsford Town Centre & all amenities
- Spacious & flexible living accommodation
- Lovely breakfast kitchen leading out to the garden
- Two bathrooms (one en-suite)
- Generous gardens with lawn and patio areas
- Driveway providing ample off road parking

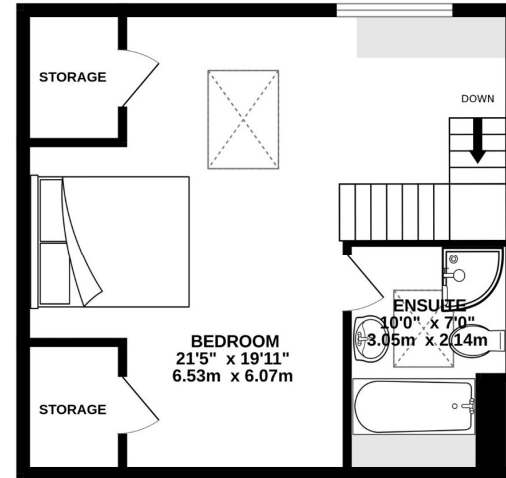
Postcode – WA16 8LU
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.

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