



Knutsford
Lilac Avenue


IRLAM
of Knutsford



Knutsford, WA16 0AZ

Lilac Avenue

£645,000



The Property

This lovely four bedroom detached dormer home has been much improved over the years and has since had planning permission approved to further extend if desired. Particular mention must be made of the extended dining kitchen with vaulted ceiling and bi fold doors to the garden, the master bedroom suite with en-suite shower room and dressing room as well as the generous receptions rooms to the ground floor and converted garage offering use for home office, hobbies or pursuits.

Located in an ever-popular position a short walk to the town centre, all local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

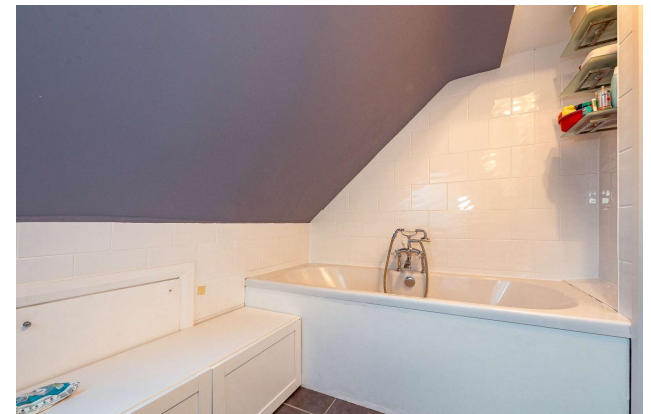
The property is approached over a golden gravel driveway, providing more than ample parking, leading to the front entrance flanked by lawned garden with feature planting and well stocked beds, retained by wood lap fencing. The rear gardens are a lovely feature of the property, being generous in proportions with a southerly aspect. Laid to lawn in the main with children's play area, raised deck, patio and well stocked borders surrounding, all fully enclosed by timber fencing, mature trees and foliage. The detached garage has been converted to provide an office/studio space, ideal for working from home or for hobbies and pursuits. Cheshire East planning application reference number – 23/3397M.

Directions

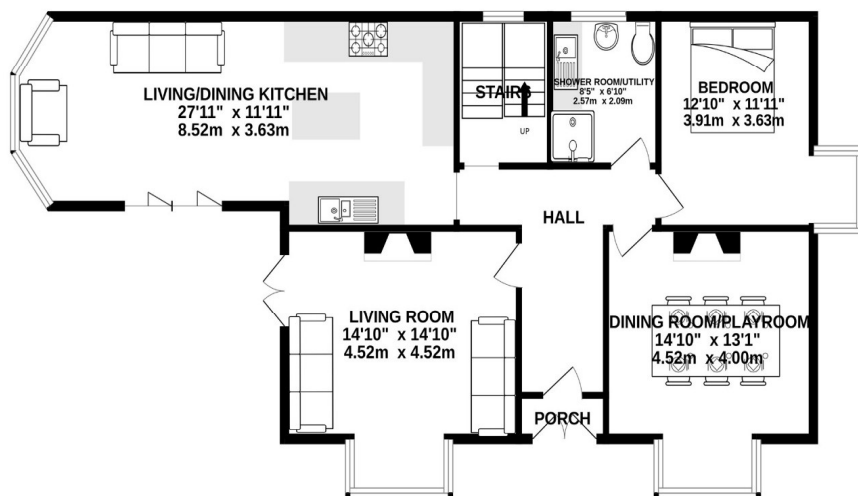
From the roundabout in Canute Square travel along Northwich Road and after about 1/4 mile turn left into Lilac Avenue where the property can be found towards the end of the road on the right hand side.

- A beautifully presented detached dormer bungalow within a short walk of the town centre
- Large open plan living/dining kitchen
- Two further reception rooms
- Four bedrooms
- Three bathrooms (one en-suite)
- Large gravel driveway
- South facing rear gardens
- Detached office/studio
- Planning Permission granted

Postcode – WA16 0AZ
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E



GROUND FLOOR
1009 sq.ft. (93.4 sq.m.) approx.

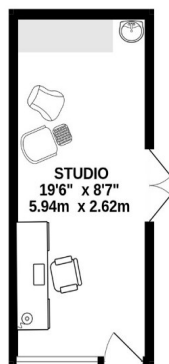
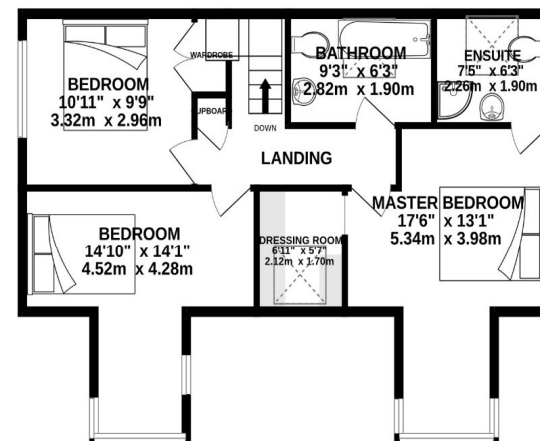


TOTAL FLOOR AREA : 1815 sq.ft. (168.6 sq.m.) approx.

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1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



STUDIO
168 sq.ft. (15.6 sq.m.) approx.

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