



**TO LET**

Acacia Avenue, Knutsford

  
**IRLAMS**  
*of Knutsford*



# Knutsford, WA16 0AY

## Acacia Avenue

£2,575 pcm



### The Property

This superb, spacious semi-detached house has been much extended and lovingly refurbished by the current owners to now provide stunning, bright accommodation with generous room proportions throughout. Particular mention must be made of the beautiful open-plan living dining kitchen, with hi-spec fittings and fixtures, and skylights and patio doors ensuring floods of natural light. Situated in a highly sought-after location within walking distance of Knutsford Town Centre, the property lies in easy reach of all local amenities including the shops, bars and restaurants, as well as the beautiful outdoor spaces such as The Heath and Tatton Park.

The property is approached via a brick-paved driveway providing off-road parking with front lawn and mature hedges providing a

good degree of privacy. To the rear is an enclosed generously sized garden laid mainly to lawn, bordered by matured hedging and well-stocked with a variety of shrubs and flowers. A decked patio area provides the perfect spot for al fresco dining and is accessed via patio doors from the garden room and dining kitchen.

### Directions

From the roundabout in Canute Square travel along Northwich Road passing The Heath on your right. After a short distance turn left into Acacia Avenue where the property can be found on your right-hand side.



- An immaculately presented semi-detached property
- Situated in walking distance of Knutsford Town Centre & Tatton Park
- Generous, flexible living accommodation
- Superb dining kitchen with separate utility room
- Four generous bedrooms
- Spacious family bathroom & downstairs shower room
- Lovely enclosed gardens
- Off-road parking
- Unfurnished
- Available End of May

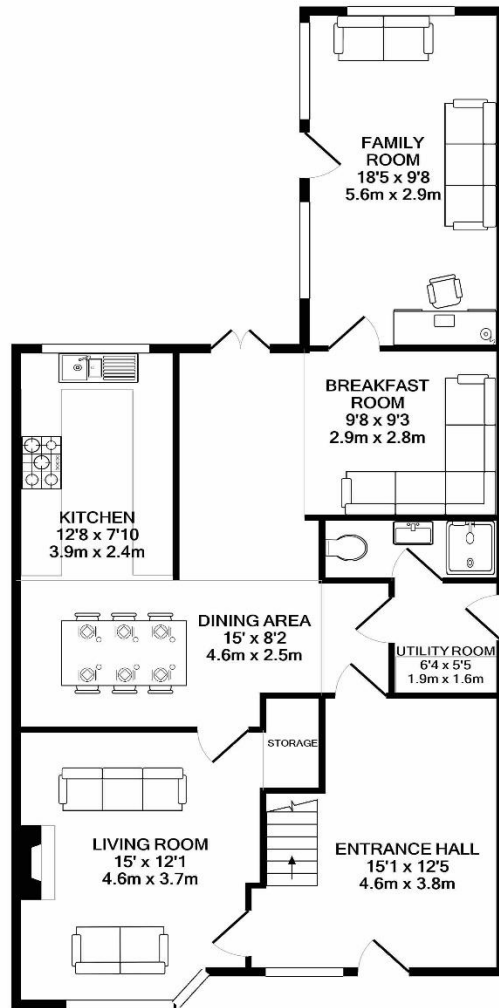
**Postcode** – WA16 0AY

**EPC Rating** – D

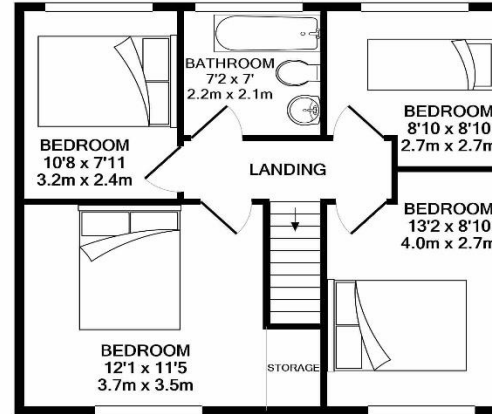
**Local Authority** – Cheshire East

**Council Tax** – Band E





GROUND FLOOR  
APPROX. FLOOR  
AREA 1003 SQ.FT.  
(93.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (141.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

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

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