



Knutsford
Queensway


IRLAMS
of Knutsford

Knutsford, WA16 0NJ

Queensway

£850,000



The Property

This beautifully presented five-bedroom 1950's detached family home is situated at the head of a quiet cul-de-sac and has been sympathetically maintained, extended and improved over the last 30 years by the current owners to now provide light and spacious living accommodation.

Particular mention must be made of the generous proportions found throughout the property, the open plan living dining kitchen as well as the sizeable plot, backing onto Sugar Pitt Lane. The property offers potential to extend and remodel (subject to relevant permissions) due to the size and nature of the plot. Located within a short flat walk of all the town's amenities, on the doorstep of Tatton Park and The Heath as well as being prominently positioned to take advantage of all major transport links throughout the Northwest.

The property is approached over a large driveway, leading to the front entrance and detached garage, flanked by lawned garden with feature planting, retained by mature hedging. The rear south facing gardens are a lovely feature of the property, being of generous proportions with an open, private aspect. Laid to lawn in the main with well stocked borders, all fully enclosed again by mature hedging. There is superb patio area accessed off the living dining room as well as a separate seating / BBQ area both of which provide the ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

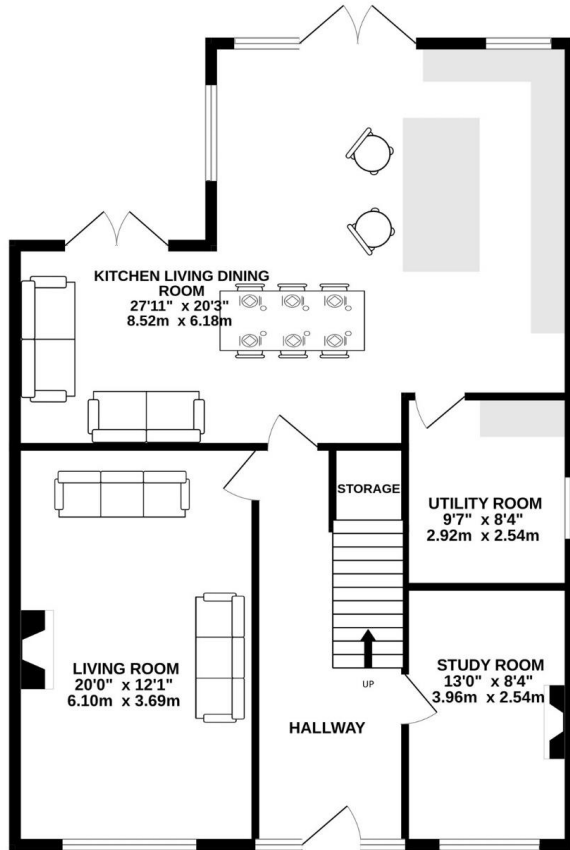
From the roundabout in Canute Square travel along Manchester Road (A50) passing The Heath. Turn left into Tabley Road and take the right turn into Queensway then right again where you will find the property nestled at the end of a quiet cul-de-sac.

- Beautifully presented detached property
- Situated within a short flat walk of Knutsford town centre, The Heath & Tatton Park
- Spacious living accommodation
- Newly refitted kitchen/living / dining room
- Five bedrooms
- Family bathroom & En-Suite
- Lovely enclosed large rear and front gardens with lawn & patio
- Private driveway providing ample off-road parking
- Detached Garage

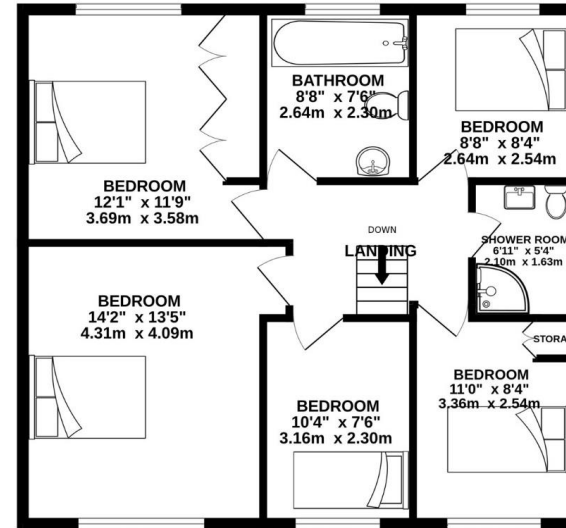
Postcode – WA16 0NJ
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E



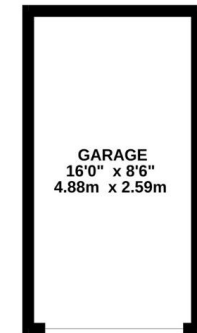
GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



DETACHED GARAGE
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 1876 sq.ft. (174.2 sq.m.) approx.

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