



Knutsford
Meadow Drive


IRLAMS
of Knutsford

Knutsford, WA16 0DT

Meadow Drive

£635,000



The Property

This well-presented detached family home has been lovingly maintained by the current owners and offers fantastic potential to further extend and develop subject to relevant planning permissions due to the size and nature of the plot. Offered to the market with no onward chain, this property sits within a short stroll of all local amenities including Knutsford's shops, bars and restaurants, schools as well as its stunning outdoor spaces including Tatton Park, The Heath as well as Knutsford Railway Station.

Particular mention must be made of the living room with double doors out to the garden area, the separate dining room, newly fitted kitchen, and superb potential to further extend.

The property is approached via a private front garden with driveway providing off-road parking and leading to the integral garage providing further parking and/or storage.

To the rear is an enclosed and beautifully-maintained, south-westerly facing garden laid mainly to lawn and surrounded by mature trees and hedges. A patio area provides the perfect spot for outdoor dining and entertaining and capturing the afternoon and evening sun.

Directions

From the roundabout at Canute Square travel along King Edward Road (A50) turning right at the traffic lights onto Stanley Road. Take the second left onto St John's Road which runs into St Peter's Avenue which then becomes Meadow Drive where the property will soon be seen on your left.

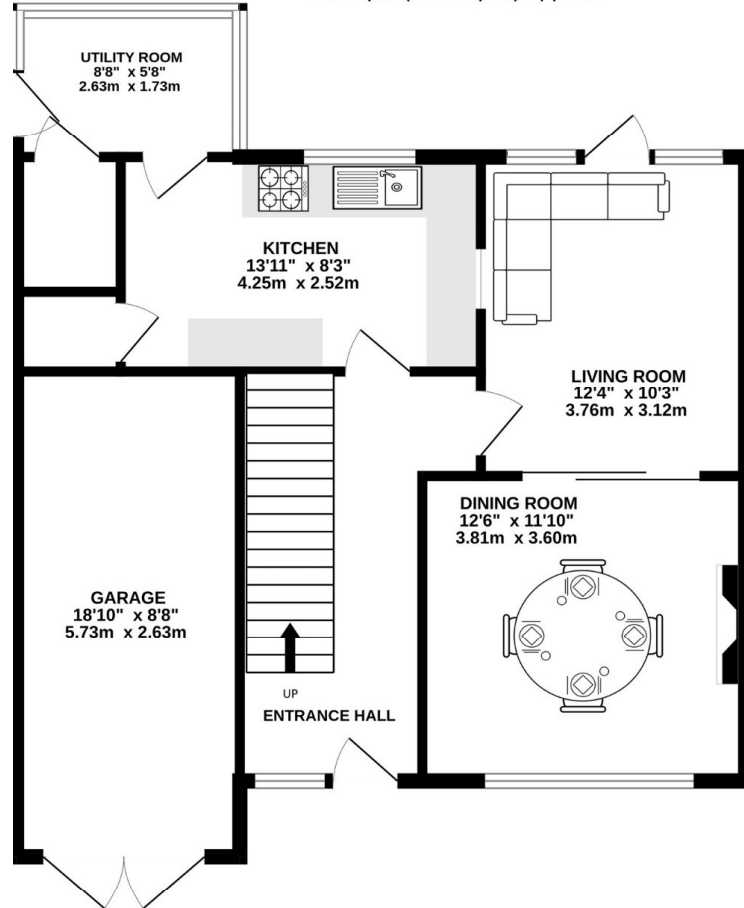


- A well-presented detached property
- Situated within a short flat walk of Knutsford town centre & all its amenities
- Spacious & flexible living accommodation
- Four bedrooms
- Generous, private gardens with lawn and patio areas
- Off road parking
- Garage
- Superb potential to remodel and/or extend, subject to relevant permission
- No chain

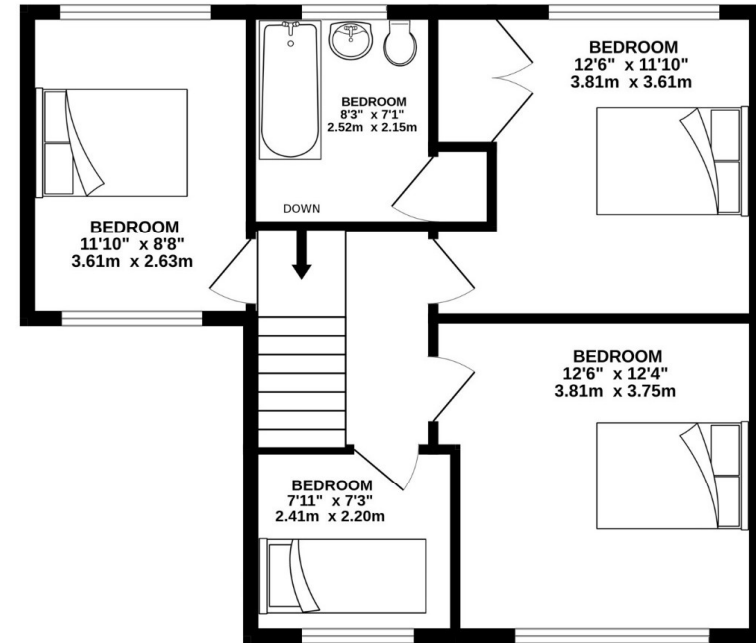
Postcode – WA16 0DT
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

