



Knutsford
Boothfields


IRLAM
of Knutsford



Knutsford, WA16 8JU

Boothfields

Asking Price £285,000



The Property

This superb semi-detached family home has been lovingly improved by the current owners to now provide lovely bright and spacious accommodation over two floors. Sitting in an enviable elevated position, the property lies within a short walk of Knutsford Town Centre and all local amenities, including its shops, bars and restaurants, as well as its stunning outdoor spaces such as Tatton Park and The Heath. The house itself comes well presented throughout and offers generous, flexible accommodation in a modern style. There is also ample potential for further extension/development subject to relevant permissions. The property is approached via a front garden laid mainly to lawn and with flagged driveway providing ample off-road parking leading to the front entrance.

To the rear is an enclosed garden laid mainly to lawn and bordered by woodlap fencing, mature trees and hedging. A patio area accessed off the kitchen provides the perfect spot for outdoor dining and entertaining.

Directions

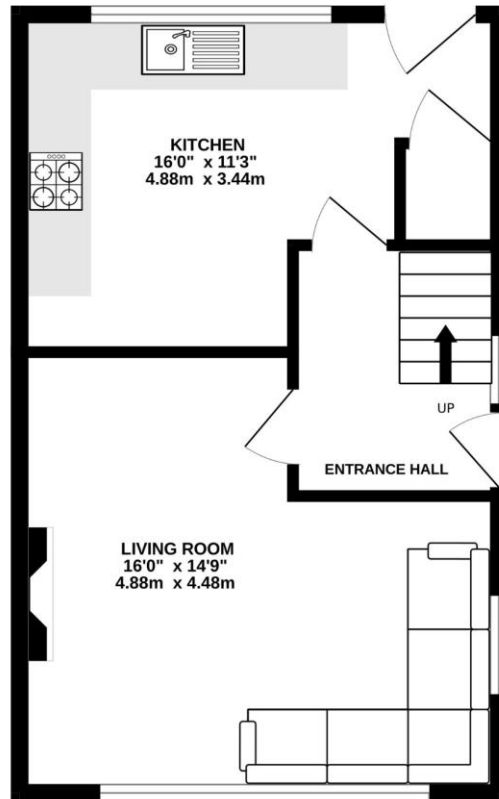
From the roundabout in Canute Square travel along King Edward Road (A50) . At the lights turn left passing the rail station proceed down Adams Hill. At the next set of traffic lights proceed straight ahead onto Brook Street, turn left opposite the Legh Arms public house onto Mobberley Road. Take the first right onto Manor Park South, follow this road and turn right into Higher Downs. Continue towards the bottom of the road turning left into Boothfields where the property will soon be seen.

- A well-presented semi-detached property
- Situated within a short walk of Knutsford town centre & all its amenities
- Spacious living accommodation
- Two generous bedrooms
- Shower room & separate WC
- Private, enclosed rear garden
- Off road parking

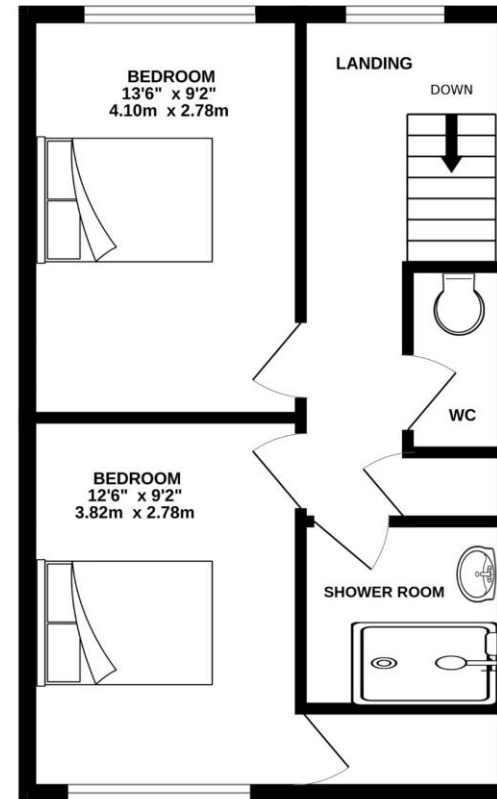
Postcode – WA16 8JU
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.

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