

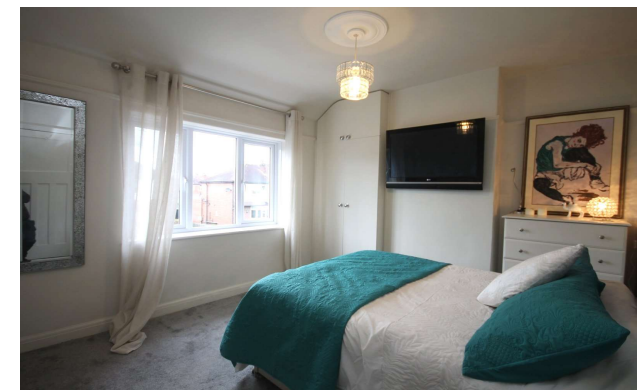


Knutsford  
Acacia Avenue

  
IRLAM  
*of Knutsford*



**Knutsford, WA16 0AY**  
**Acacia Avenue**  
**£399,950**



### **The Property**

This beautifully presented two bedroom terraced property has been much extended and refurbished by the current owners to now provide light spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning open plan dining kitchen with island, skylight and bi fold doors to the garden, the refitted bathroom with separate bath and shower as well as new flooring and decoration throughout.

Located in an ever popular position in the heart of the town, close to all local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over an Indian Stone flagged driveway, providing off road parking, leading to the front entrance and ginnel to rear garden with feature planting. The rear gardens are laid to lawn in the main, accessed through the bi fold doors off the open plan dining kitchen, with flagged patio area to the rear providing ideal opportunity for alfresco dining.

### **Directions**

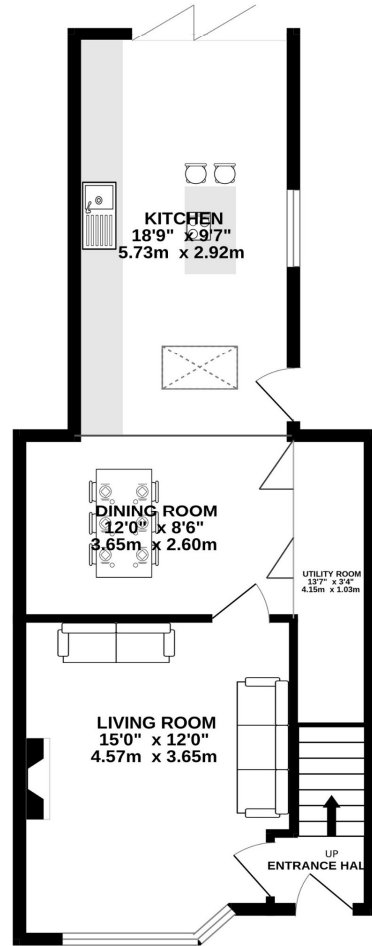
From the roundabout in Canute Square travel along Northwich Road (A5033) and take the left turn into Acacia Avenue where the property will soon be seen on your left.

- An extended & refurbished terraced property
- Short walk to Knutsford town centre & all amenities
- Refurbished to a high standard throughout
- Stunning open plan dining kitchen with integrated appliances & bi-fold doors opening out to the rear garden
- Two generous bedrooms
- Contemporary style spacious bathroom
- Off road parking

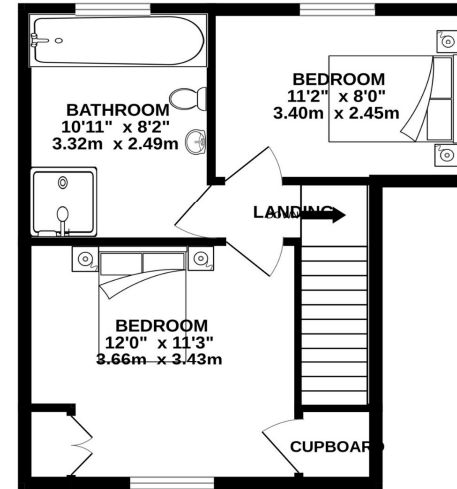
**Postcode** – WA16 0AY  
**EPC Rating** – D  
**Tenure** – Flying Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band B



GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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.  
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**IRLAMs**  
*of Knutsford*