



Knutsford  
Parkgate

  
IRLAMS  
*of Knutsford*





# Knutsford, WA16 8HF

## Parkgate

### £525,000



### The Property

This beautifully presented four bedroom detached property has been extended and improved over the years to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the open plan living dining kitchen with bi-fold doors out to the private rear garden and large skylight window, the generous master bedroom with en-suite shower room and fitted wardrobes as well as two further bathrooms.

Located in an ever-popular position within Parkgate, the property sits within a short walk to local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a block paved driveway providing off road parking, leading to the front entrance retained by brick walls and wood lap fencing. The rear gardens are a lovely feature of the

property, being of a generous proportion with a private, open aspect. Laid to lawn in the main which is fully enclosed by wood lap fencing. In addition, there is an ample patio area accessed via the bi-fold doors off the living dining kitchen which provides the ideal opportunity for alfresco dining and enjoying the private aspect with family and friends.

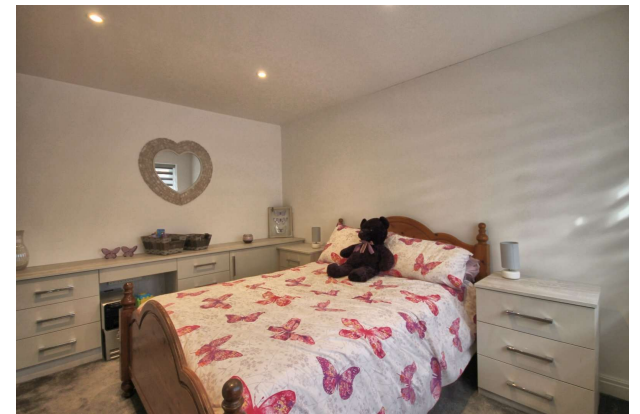
### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights and passing the railway station. Turn left again at the next traffic lights up Hollow Lane onto Mobberley Road and after passing the Fire Station on your left, turn left onto Parkgate Lane and after passing the parade of shops on your right, turn right into Parkgate.

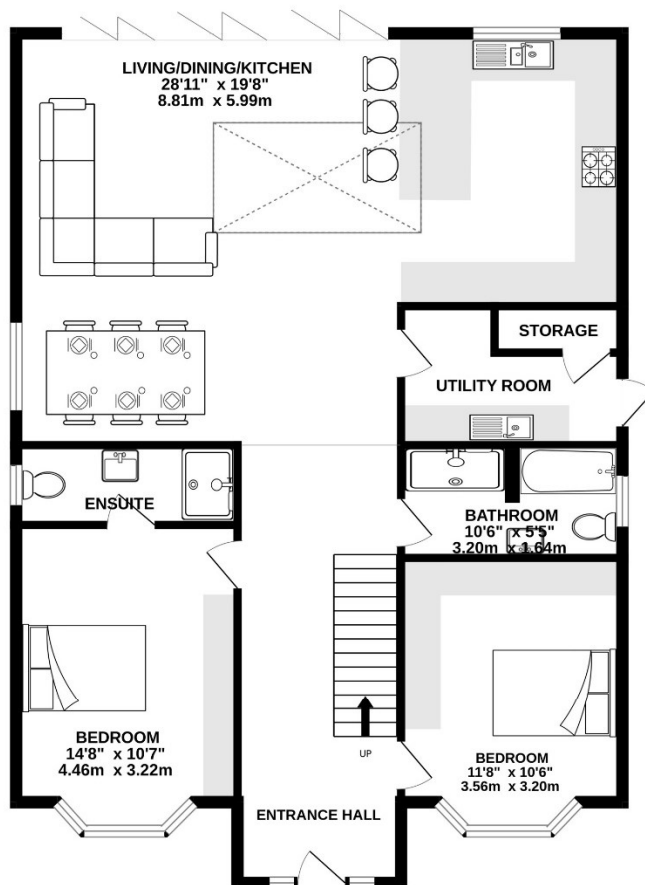


- A beautifully presented detached dormer bungalow
- Situated within walking distance of Knutsford Town Centre, The Moor & Tatton Park
- Generous, bright and flexible living accommodation
- Stunning open-plan living space and kitchen with integrated appliances
- Four double bedrooms
- Three bathrooms (one en-suite)
- Lovely, private rear garden with lawn & patio areas
- Driveway providing ample off-road parking

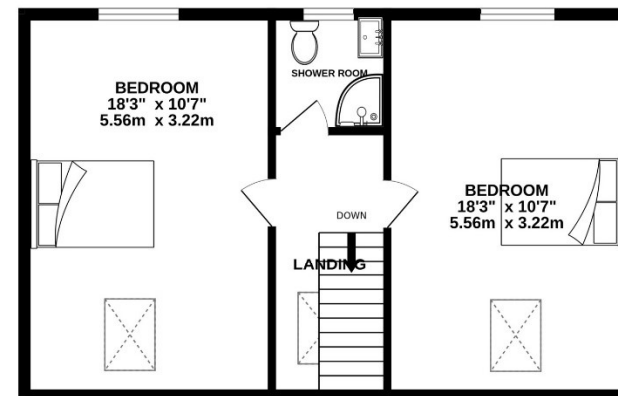
**Postcode** – WA16 8HF  
**EPC Rating** – D  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band E



GROUND FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

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