



Knutsford
Acacia Avenue


IRLAM
of Knutsford



Knutsford, WA16 0AY

Acacia Avenue

£475,000



The Property

This beautifully presented three-bedroom, two-bathroom semi-detached property has been much extended, refurbished and remodelled over the years to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning, open-plan Living Dining Kitchen with refitted cabinetry incorporating fitted appliances, Quartz surfaces, log burner and bi-fold doors to the garden. The master bedroom suite with fitted furniture and refurbished en-suite wet room as well as the beautifully appointed family bathroom and fitted furniture to bedroom two.

Located in a most sought-after position in the town centre, 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 via a block paved driveway, providing ample off-road parking, leading to the front entrance, retained by wood lap fencing. The rear gardens are a lovely feature of the property, being generous in proportions with a private, South Westerly aspect. Laid to lawn in the main with a range of well stocked borders surrounding, all fully enclosed by wood lap fencing and mature hedging. Composite, decked patio area, accessed through the bi-fold doors off the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the pleasant aspect. Side access. External tap.

Directions

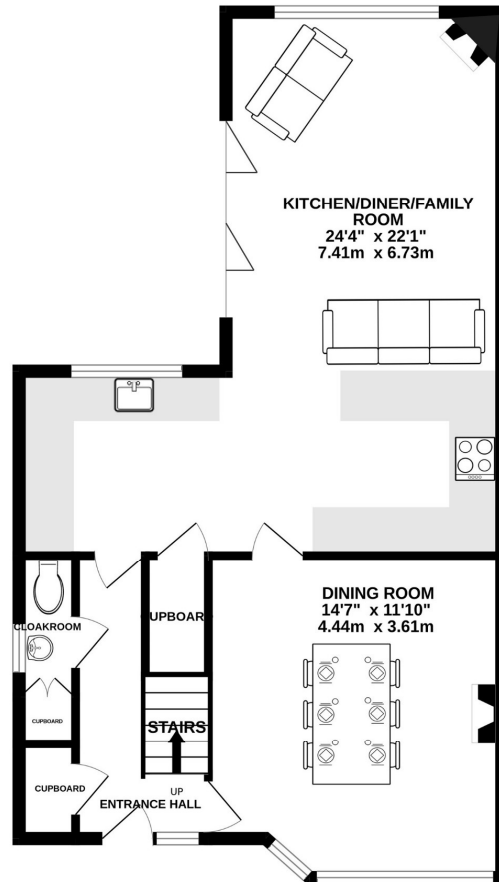
From the roundabout in Canute Square travel along Northwich Road (A5033) and take the left turn into Acacia Avenue where the property will soon be seen on your right.

- A well-presented semi-detached property
- Short walk to Knutsford town centre & all amenities
- Refurbished to a high standard throughout
- Beautifully presented open plan living, dining kitchen with integrated appliances & bi-fold doors opening out to the rear garden
- Three generous bedrooms
- Two bathrooms (one en-suite)
- Ample off road parking

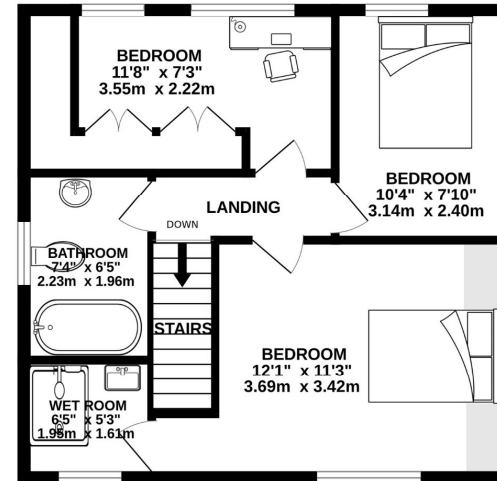
Postcode – WA16 0AY
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

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