



Knutsford
Higher Downs


IRLAMS
of Knutsford



Knutsford, WA16 8AS

Higher Downs

£515,000



The Property

This superbly extended, four-bedroom link-detached family home sits at the head of a beautifully tree lined service road and presents a fantastic opportunity to further modernise, improve and extend (subject to relevant planning permissions).

Particular mention must be made of the spacious living room that leads into the sperate dining room, the recently fitted breakfast kitchen, the private rear garden with flagged seating area, as well as the generous bedroom proportions.

This property is located in an enviable position on a sought-after tree-lined road within walking distance of local primary schools, the property enjoys easy and convenient access to all local amenities.

The property is approached via a beautiful front garden, laid mainly to lawn and with a brick paved driveway providing off-road parking for multiple vehicles, and leading to the integral garage offering further

parking and/or storage. The rear gardens are a lovely feature of the property, mainly to lawn with an array of established trees, bordered by mature shrubs and hedges and woodlap fencing.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50), turning left at the traffic lights, passing the railway station. Proceed through the next lights up Brook Street turning immediately left at the brow of the hill onto Mobberley Road, opposite The Legh Arms public house. Turn first right onto Manor Park South and follow the road round to the left, passing St Vincent's Primary School on the left. Turn right onto Higher Downs where the property can be found on the left hand side.

- A link detached property situated in a popular location within a short walk of the town centre
- Spacious & flexible living accommodation rooms
- Four generous bedrooms
- Two shower rooms (one downstairs)
- Single garage and driveway providing ample off road parking
- Front & rear gardens
- Superb opportunity to remodel and/or extend (subject to relevant permissions)

Postcode – WA16 8AS

EPC Rating – D

Tenure – Leasehold (999 yr lease from 1963)

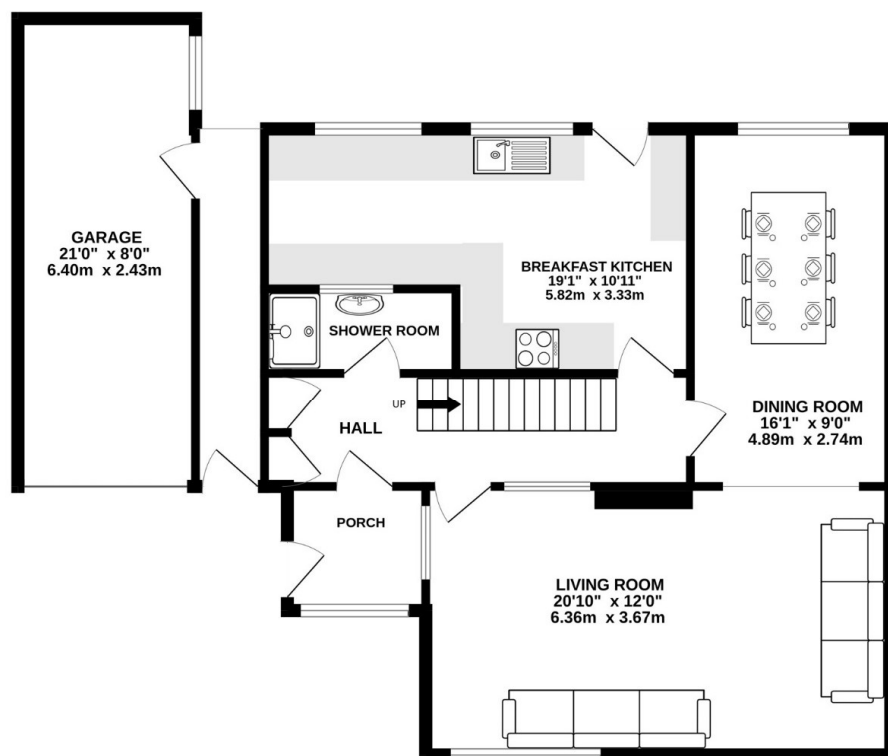
Ground Rent – £15 per annum

Local Authority – Cheshire East

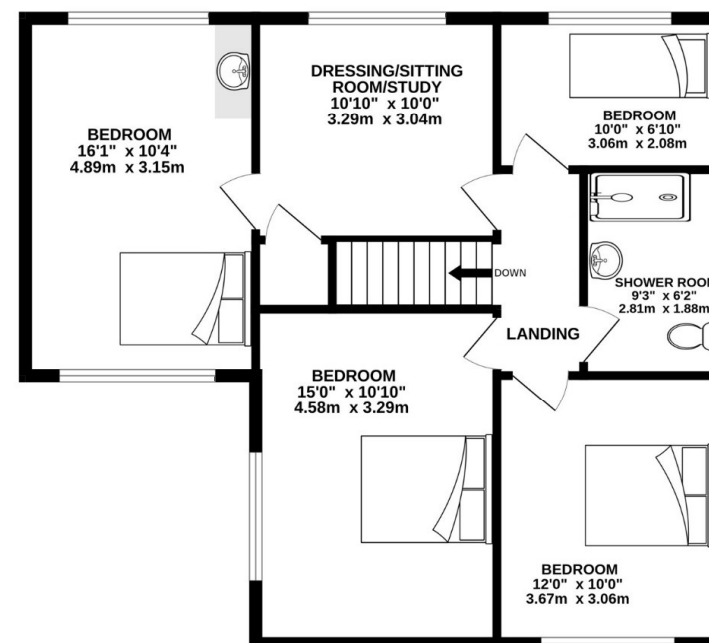
Council Tax – Band F



GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 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

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.


IRLAMs
of Knutsford