



Knutsford
Hollingford Place


IRLAM
of Knutsford



Knutsford, WA16 9DP

Hollingford Place

£820,000



The Property

This immaculately presented six bedroom detached family home has been lovingly extended, maintained and remodelled by the current owners to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the large open-plan living dining kitchen, with its bi-fold doors opening across the rear, the large living room complete with log burning fire as well as the private rear garden.

Sitting in an enviable position within a quiet cul-de-sac location forming part of an exclusive development of similar properties in the heart of the town, close to all local amenities and a short stroll to Bexton Primary School whilst being ideally positioned for all major network links to the Northwest and beyond.

Externally, the property is approached over a tarmac driveway, providing more than ample parking, leading to the front entrance and integral garage, flanked by a lovely lawned garden with feature tree and planting.

The rear gardens are a lovely feature of the property with a private aspect. Laid to lawn in the main with a range of well stocked borders surrounding containing a multitude of different plants and feature specimen tree, all fully enclosed by timber fencing and mature foliage. A flagged patio area, accessed off the main living dining kitchen proves the perfect spot for alfresco dining and enjoying the lovely aspect with family and friends.

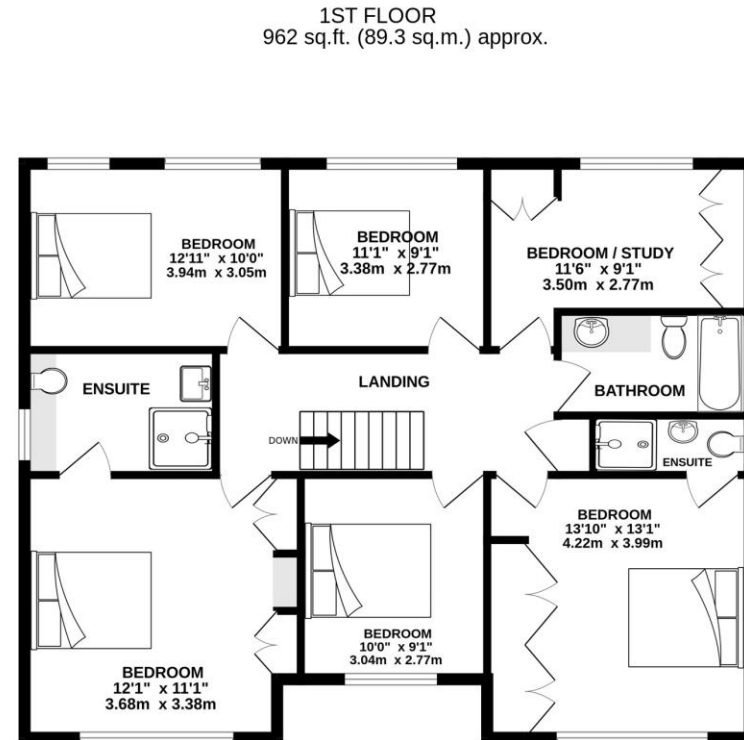
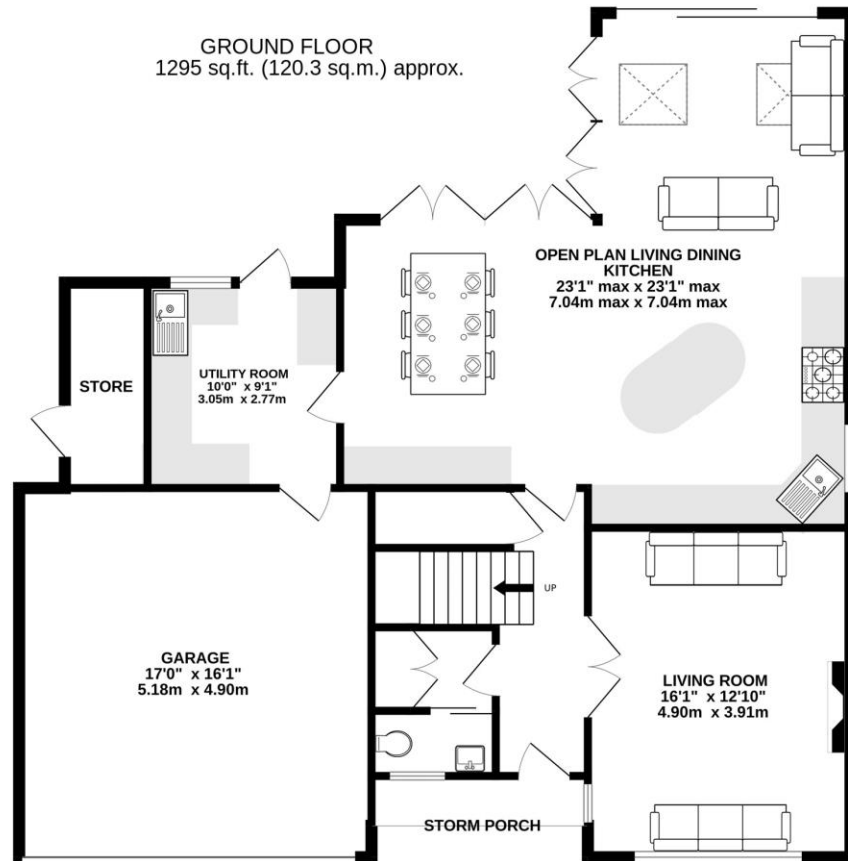
Directions

From Knutsford Town centre proceed along Toft Road (A50). At Paradise garage turn right onto Bexton Lane. Take the right turn onto Blackhill Lane and right into Hollingford Place.

- An immaculately presented detached property
- Situated in the heart of Knutsford town centre & all its amenities
- Spacious & flexible living accommodation
- Stunning open plan living, dining kitchen opening out to the garden & separate utility room
- Six bedrooms
- Three bathrooms (two en-suite)
- Private enclosed garden
- Driveway providing off road parking
- Double garage

Postcode – WA16 9DP
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band F





TOTAL FLOOR AREA : 2257 sq.ft. (209.7 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.

Made with Metropix ©2024

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