



Knutsford
Beech Drive


IRLAM
of Knutsford



Knutsford, WA16 8DA

Beech Drive

Offers Over £425,000



The Property

This beautifully appointed semi-detached family home has recently undergone a full programme of renovation to now provide bright and generously proportioned living accommodation over two floors. The property sits on a large corner plot within a quiet cul-de-sac and lies within easy reach of Knutsford Town Centre as well as fantastic local schools and amenities. This property comes immaculately presented and has been completed to exacting standards. Particular mention has to be made of the large open plan dining kitchen complete with breakfast bar, integrated appliances and space for a large dining table, the conversion of a downstairs shower room, the modern four piece bathroom suite as well as the spectacular private gardens.

The property is approached over a double width gravel driveway providing off road parking with a paved path leading to the front entrance. This property benefits from having two separate garden spaces. The rear garden is relatively low maintenance which is fully

enclosed by mature hedging. The side garden is a wonderful feature of the property and has been landscaped beautifully offering a great degree of privacy. Laid to lawn in the main with a range of well stocked beds fully enclosed by woodlap fencing. A large porcelain patio area accessed from the dining kitchen provides fantastic opportunity for alfresco dining and entertaining family and friends whilst enjoying the private aspect.

Directions

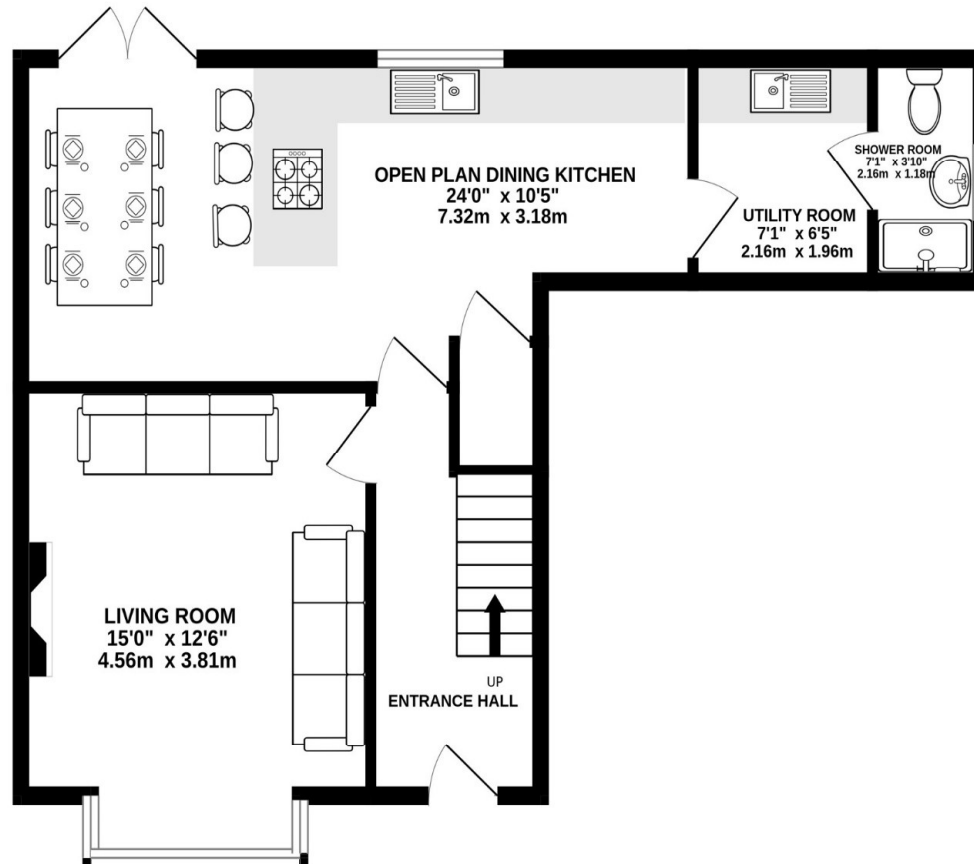
From Canute Square travel along King Edward Road turning left at the rail station. After passing Aldi supermarket turn left up Hollow Lane and at the top of the hill turn first right onto Thorneyholme Drive. Take the third left onto Beech Drive.

- An immaculately presented semi-detached property
- Close to all local amenities
- Fully refurbished throughout
- Two reception rooms
- Kitchen & utility room
- Three bedrooms
- Two bathrooms
- Private, enclosed side garden & rear courtyard garden off the kitchen
- Off road parking

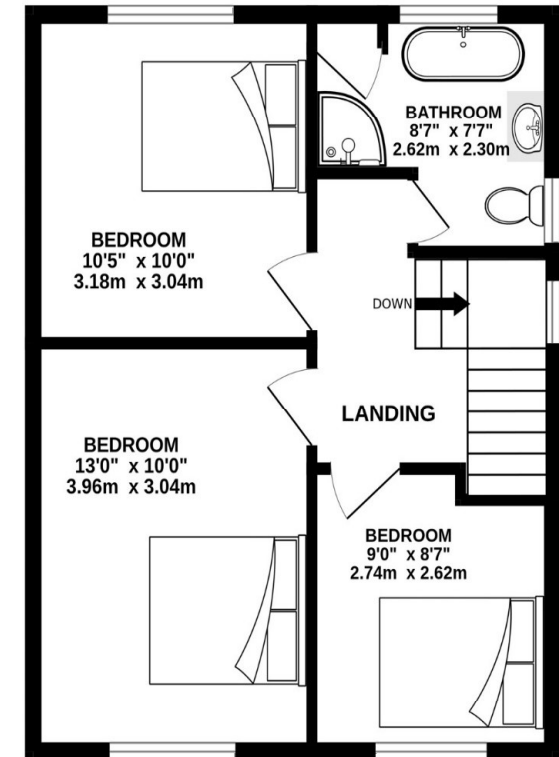
Postcode – WA16 8DA
EPC Rating – C
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.

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