



Knutsford  
Springwood Avenue

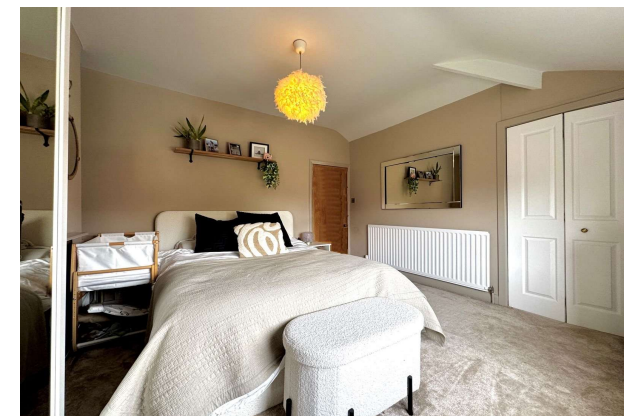
  
IRLAMS  
*of Knutsford*



# Knutsford, WA16 8HZ

## Springwood Avenue

### £345,000



### The Property

This superb two bedroom semi-detached family home comes immaculately presented and offers generous, flexible living space throughout. Sitting in an enviable position on a quiet road on the edge of Knutsford Town Centre, the property is within easy reach of all local amenities, including Knutsford's shops, bars and restaurants, as well as its stunning outdoor spaces such as Tatton Park. The property itself has been well maintained and improved by the current owners. Particular mention must be made of the beautifully fitted dining kitchen with a range of integrated appliances and breakfast bar, opening on to the large conservatory and private rear garden. The plot itself is of a generous size and offers ample opportunity for further extension/development subject to relevant permissions.

The property is approached over a large gravel driveway providing ample off-road parking for multiple vehicles enclosed by mature hedging adding a degree of privacy. To the rear is a private south-facing garden, mainly laid to lawn with an array of well stocked beds with feature planting and mature trees. A large patio area accessed from the conservatory offers the perfect opportunity for outdoor dining and entertaining family and friends.

### Directions

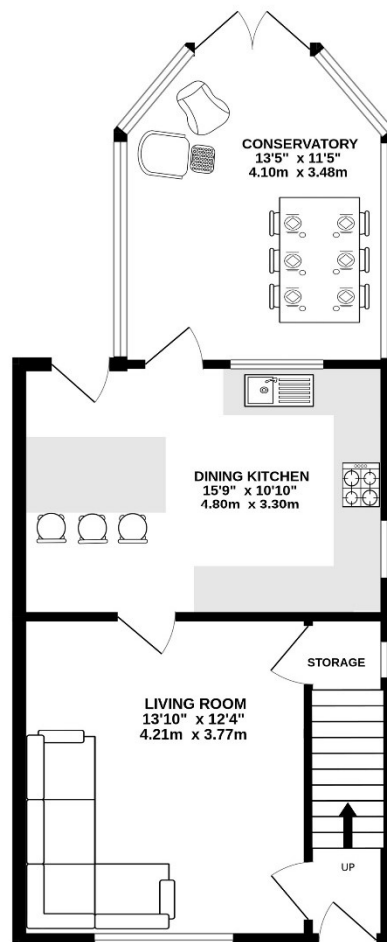
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights. Pass the railway station turning left at the next lights up Hollow Lane and onto Mobberley Road. After passing the water tower continue through the pedestrian crossing and take the third turning on your left into Springwood Avenue. The property can then be found after a short distance on left-hand side.

- An immaculately presented semi-detached house
- Situated on the outskirts of Knutsford Town Centre
- Open-plan dining kitchen opening into the conservatory
- Two good double bedrooms
- Modern bathroom with fitted suite
- Large south-facing rear garden
- Gravel driveway providing ample off-road parking for multiple vehicles
- Potential to extend due to the size and nature of the plot (Subject to relevant permissions)

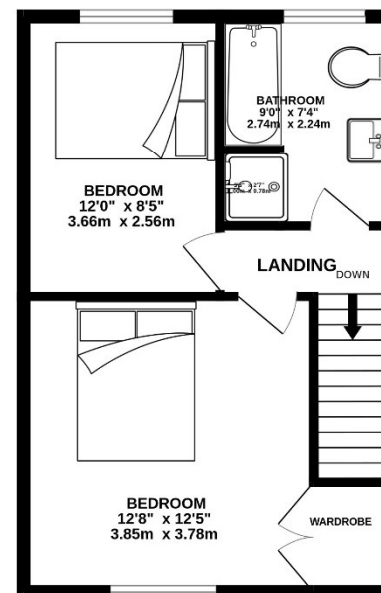
**Postcode** – WA16 8HZ  
**EPC Rating** – TBC  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band B



GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

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