



Knutsford
Shaw Drive


IRLAMS
of Knutsford



Knutsford, WA16 8JR

Shaw Drive

£295,000



The Property

This well-presented, three-bedroom terraced home has been well maintained over the years by the current owner and remains in good order throughout, however would now benefit from a general scheme of refurbishment, offering fantastic potential to further extend, improve and remodel (subject to relevant permissions). Particular mention must be made of the generous reception space to the ground floor with separate dining room off the kitchen, the large living room with bay window & patio doors leading out to the private rear garden, the spacious garage with roller shutter door as well as the three double bedrooms to the first floor.

Located in an ever-popular position, the property is within walking distance of Knutsford town centre, close to all local amenities and is ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a flagged driveway, providing ample off-road parking, leading to the front entrance and integral garage, bordered by feature planting. The rear gardens are a lovely feature of the property, being generous in proportion with a private sunny aspect. Laid to lawn in the main with a range of well stocked borders containing a wealth of plants and foliage, all fully enclosed by wood lap fencing and mature hedging. A flagged path accessed from the living room leads to a patio area at the head of the garden ideal for capturing the afternoon sunshine.

Directions

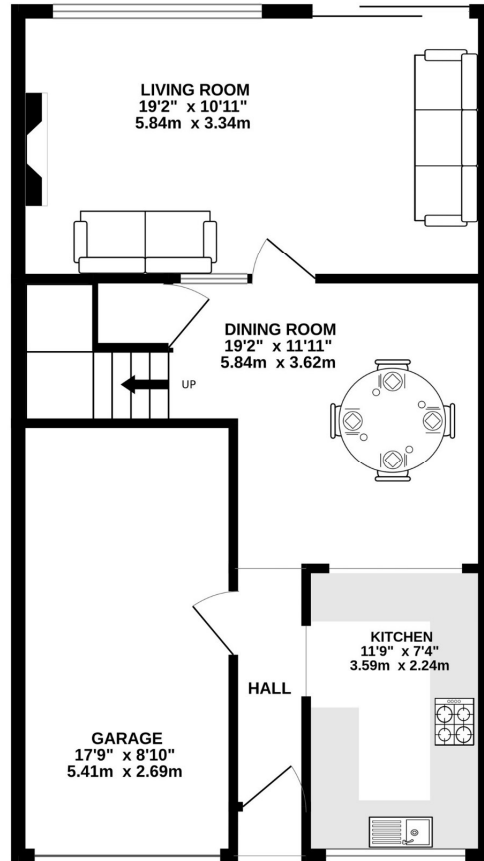
From Knutsford town centre proceed down Adams Hill (A537) passing the rail station on your left. After passing Aldi supermarket at the lights turn left up Hollow Lane onto Mobberley Road (B5085) continue along this road and after passing the water tower turn right onto Manor Park North and first left onto Shaw Drive where the property will be seen on your left.

- Well-presented property situated within walking distance of Knutsford town centre & all amenities
- Potential for modernisation, renovation and/or extension (subject to relevant pp)
- Spacious & flexible living accommodation
- Three generous bedrooms
- Shower room
- Private, enclosed garden
- Driveway providing off road parking
- Garage

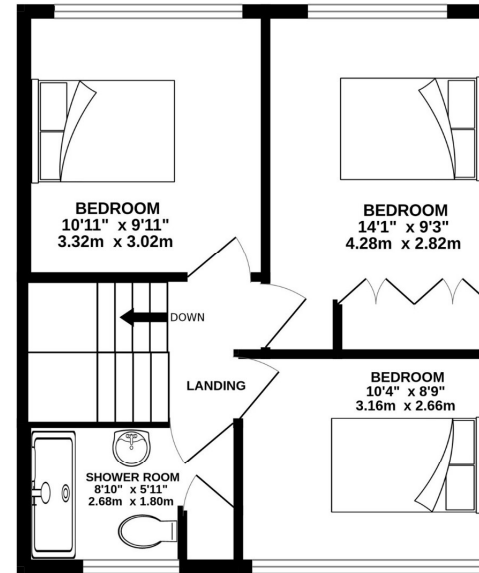
Postcode – WA16 8JR
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C
EPC - TBC



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.8 sq.m.) approx.

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