



Knutsford
Hallside Park


IRLAMS
of Knutsford



The Property

This immaculately presented four-bedroom detached property has been much refurbished in recent years by the current owner to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the refitted breakfast kitchen open to the newly refurbished garden room, the master bedroom suite with fitted furniture and en-suite shower room as well as the new family bathroom and generous reception space.

Located in a very sought after location forming a small development of similar properties in the heart of the town, close to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a sweeping tarmacadam driveway, leading to the front entrance and double garage, flanked open lawned garden with specimen trees and feature planting. The rear gardens are a lovely feature of the property, being landscaped in design and generous in proportions with a private, open aspect. Laid to lawn in the main with well stocked borders surrounding containing a wealth of plants and foliage, all fully enclosed by established hedging and mature trees. Flagged patio area encompasses the rear of the property, accessed from the Garden Room, providing fantastic opportunity for alfresco dining enjoying the lovely aspect.

Directions

From the roundabout at Canute Square travel along King Edward Road (A50) and turn left at the rail station down Adams Hill. At the traffic lights continue straight onto Chelford Road (A537). Take the left turn onto Carrwood and left onto Warwick Close which leads onto Hallside Park where the property will soon be seen.

SUMMARY OF ACCOMMODATION

- An immaculately presented detached family home situated in a much sought after location on one of the town's premier roads
- Substantial and flexible reception space and living accommodation
- Superb garden room overlooking the beautiful private gardens
- Lovely re-fitted breakfast kitchen with integrated appliances & separate utility room
- Four generous bedrooms
- Two bathrooms (one en-suite along with dressing room to the principle bedroom)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining.
- Double garage and gated driveway providing more than ample off road parking







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Asking Price – £1,200,000

Postcode – WA16 8NQ

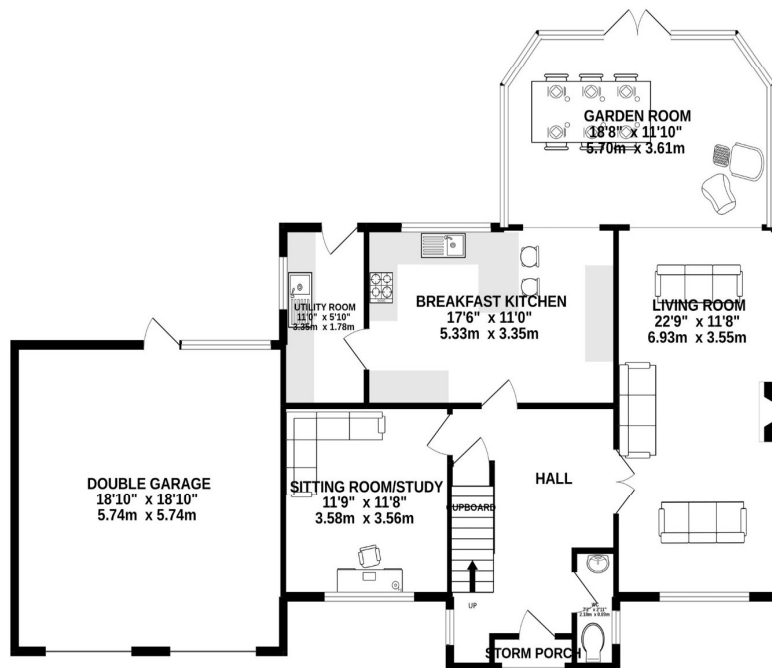
EPC Rating - D

Tenure – Freehold

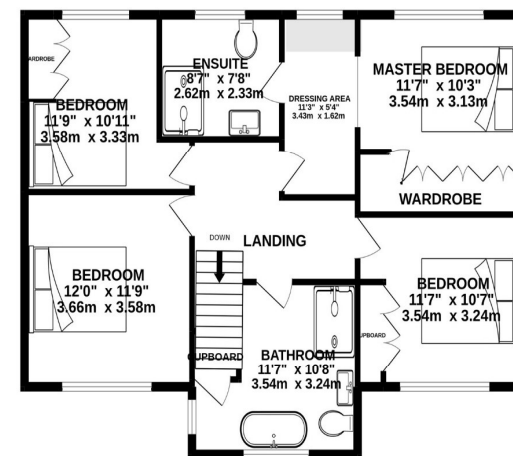
Local Authority - Cheshire East

Council Tax – Band G

GROUND FLOOR
1409 sq.ft. (130.9 sq.m.) approx.



1ST FLOOR
850 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 2259 sq.ft. (209.9 sq.m.) approx.

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