



Knutsford
Springwood Avenue



Knutsford, WA16 8JA

Springwood Avenue

£435,000



The Property

This beautifully presented four-bedroom, semi-detached family home has been much extended, refurbished and remodelled over the years by the current owners to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the stunning, open-plan Living Dining Kitchen with high gloss cabinetry and ample space for a large dining table, the purpose-built external garden room / home office, the master bedroom with dressing area as well as the beautifully appointed four-piece bathroom suite.

Located in a popular position within walking distance to the town centre, close to all local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached via a printed concrete driveway, providing ample off-road parking, leading to the front entrance and covered side patio fully retained by mature hedging offering a degree of privacy.

The rear gardens are a lovely feature of the property, being generous in proportions with a private, southerly aspect. Laid to lawn in the main with a range of well stocked borders, mature trees and hedging all fully enclosed by wood lap fencing. A flagged patio area accessed through the French doors off the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the pleasant aspect with family and friends.

Directions

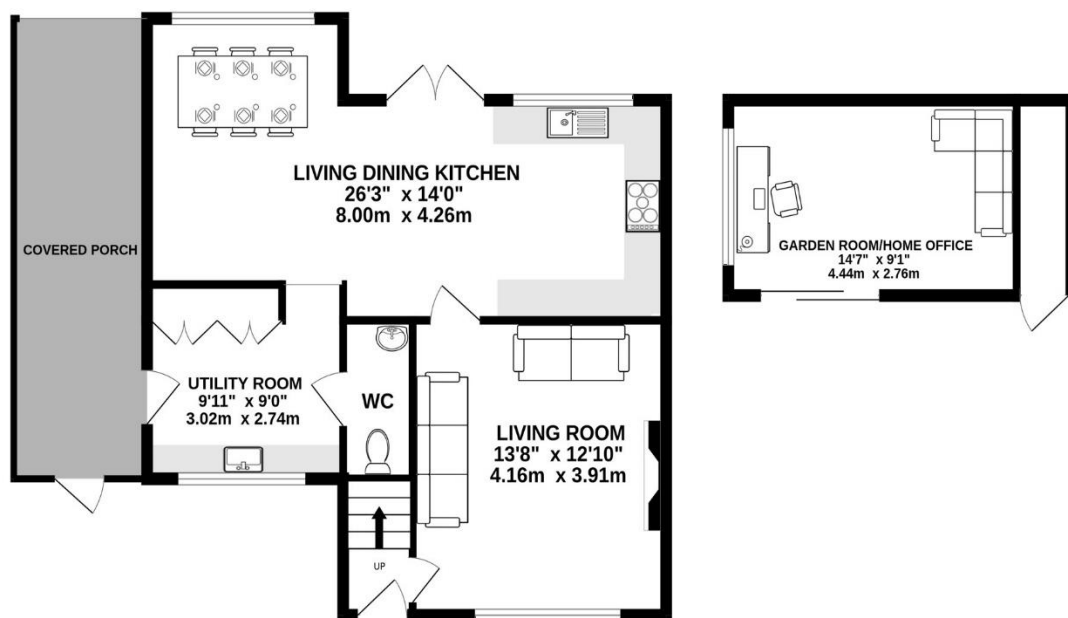
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights. Pass the railway station turning left at the next lights up Hollow Lane and onto Mobberley Road. After passing the water tower continue through the pedestrian crossing and take the turning on your left into Springwood Avenue.

- A beautifully presented semi-detached house
- Situated on the outskirts of Knutsford Town Centre
- Open-plan dining kitchen opening to the garden
- Utility room/Downstairs WC
- Four generous bedrooms
- Modern bathroom with fitted suite
- Large south-facing rear garden with detached garden room/home office/hobbies room
- Driveway providing ample off-road parking

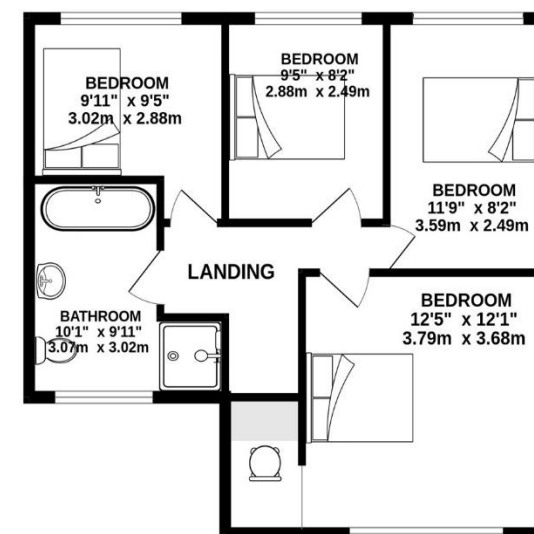
Postcode – WA16 8JA
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band B



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.

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