



Knutsford
Warren Avenue


IRLAMS
of Knutsford

Knutsford, WA16 0AQ

Warren Avenue

£550,000



The Property

This immaculately presented, four-bedroom semi-detached family home has been lovingly extended, remodelled and refurbished by the current owner to now provide deceptively spacious and flexible living accommodation.

Particular mention must be made of the open plan dining kitchen with a range of quality integrated appliances complete with island unit and breakfast bar seating area with French doors leading out to the landscaped private rear garden, convenient downstairs shower room/WC, beautiful living room with exposed brick fireplace and log burning stove, modern family bathroom suite, spacious master bedroom as well as the three additional double bedrooms.

Located in a popular location, this property lies well within walking distance to both Knutsford Town Centre with all its superb amenities, The Heath, both Egerton Primary School and Knutsford Academy as well as all major network links to the North West and beyond.

The property is approached over a double width paved driveway allowing parking for two vehicles leading to the front entrance surrounded by mature hedging on either side offering great degree of privacy. The rear garden is a real delight, laid to lawn in the main with raised railway sleeper borders containing an array of feature planting, foliage and flowers fully enclosed by wood lap fencing. A large Indian Stone flagged patio area accessed from the dining kitchen offers the perfect spot for alfresco dining with family and friends.
EPC Rating: C

Directions

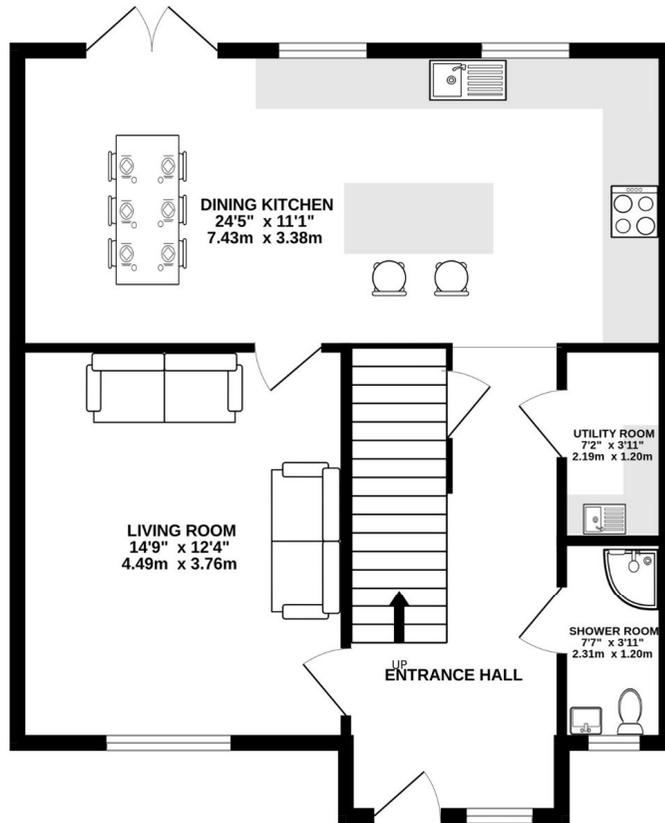
From the roundabout in Canute Square travel along Northwich Road (A5033) and take the second right onto Warren Avenue where the property will soon be seen on your right.

- Immaculately presented semi-detached property situated within a short flat walk of Knutsford Town Centre
- Spacious & flexible living accommodation
- Dining kitchen with integrated appliances & separate utility room
- Downstairs shower room/WC
- Four generous bedrooms
- Family bathroom
- Superb, private rear garden
- Off road parking

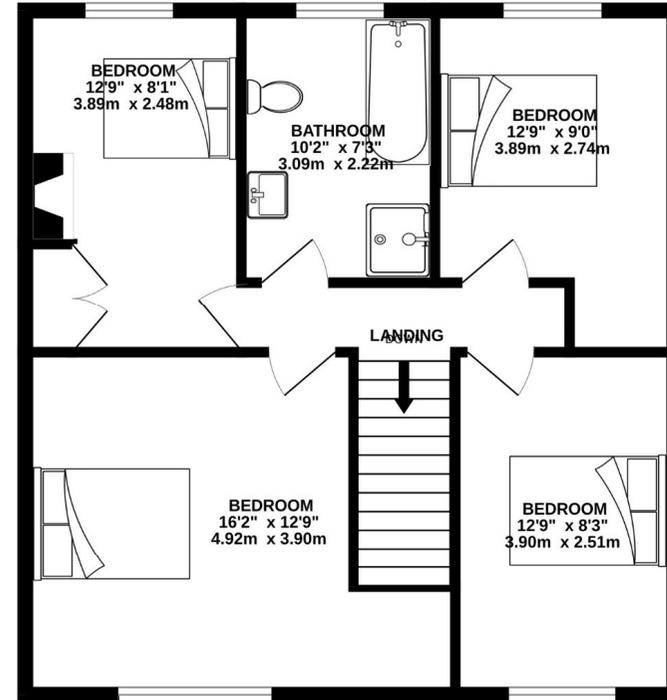
Postcode – WA16 0AQ
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C
EPC Rating - C



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

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