



Knutsford  
Woodlands Drive

  
IRLAMS  
*of Knutsford*





# Knutsford, WA16 8DE

## Woodlands Drive

### £345,000



### The Property

This immaculately appointed three double-bedroom terraced home has been thoughtfully improved and maintained by the current owners to offer deceptively spacious, light and flexible living accommodation in the highly desirable Manor Park area of Knutsford.

Particular mention must be made to the stunning open plan dining/kitchen with breakfast bar and recently fitted herringbone flooring running throughout the entire ground floor. The spacious living room with a large double-glazed window allows floods of natural daylight and has a cosy log-burning stove, the generous master bedroom with fitted wardrobes, modern family bathroom suite and a substantial utility room with an abundance of built-in storage. Due to the size and nature of the plot, although the property has been extended, there is further potential to extend (subject to relevant permissions).

The house is approached via a lovely sunny courtyard with a seating area and lush greenery leading to the front entrance. The rear garden is a true delight being of a generous proportion, with a lawn, dining area, and landscaped borders all enclosed by wood lap fencing. Double doors from the utility open out to a large, flagged patio providing an ideal opportunity for alfresco dining and enjoying the afternoon sunshine with family and friends.

### Directions

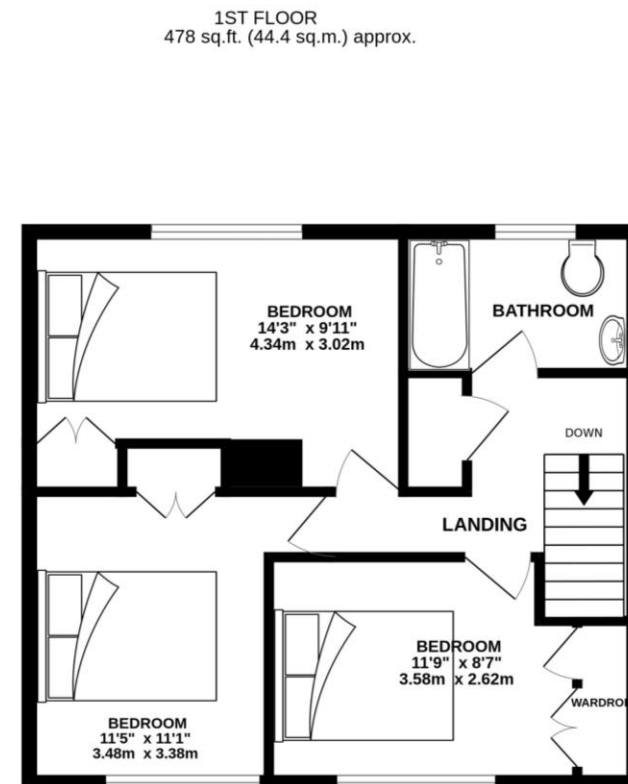
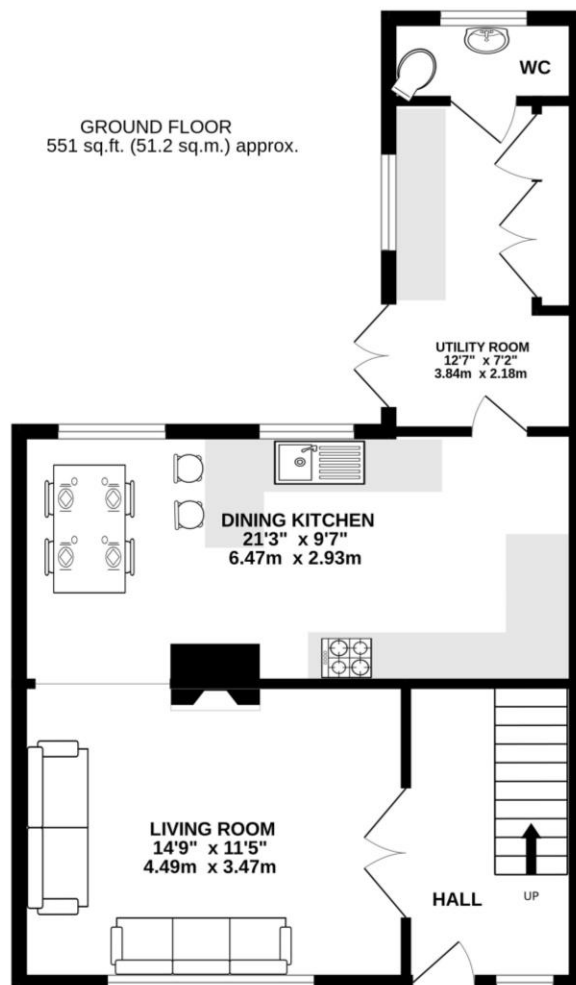
From Knutsford rail station head down Adams Hill and pass Aldi supermarket on your left. At the traffic lights turn left on to Hollow Lane and at the brow of the hill turn right onto Thorneyholme Drive. Just prior to the end of the road turn left onto Beech Drive and straight onto Woodlands Drive where the property will soon be seen straight ahead across the green.



- An immaculately presented property with spacious & flexible living accommodation
- Situated within walking distance of Knutsford town centre & Tatton Park
- Downstairs WC
- Open-plan kitchen / diner with large utility room
- Substantial living room with cosy log burner
- Three double bedrooms with built-in wardrobes
- Spacious family bathroom
- Lovely enclosed front courtyard garden & rear garden with good size lawn & patio

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





**TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.**

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