



Knutsford  
Woodside

  
IRLAMS  
*of Knutsford*





# Knutsford, WA16 8BX

## Woodside

### £425,000



#### The Property

This superbly located detached bungalow is ready for full programme of modernisation throughout and presents a fantastic opportunity for refurbishment and development (subject to relevant planning permissions). Sitting in an enviable corner position at the head of a quiet and peaceful cul-de-sac, the property enjoys easy and convenient access to all local amenities and is well within walking distance to Knutsford Town Centre. The property itself offers generous, flexible space with good room proportions throughout, with superb potential to create a wonderful family home in an attractive and popular part of Knutsford.

The property is approached via a front garden which is laid to lawn in the main with a path leading to the front entrance. A large, flagged driveway provides ample off-road parking for multiple vehicles and leads to the detached garage providing potential further parking and/or storage. To the rear is a large, enclosed garden laid mainly to lawn bordered by mature hedges and trees all fully enclosed by wood lap fencing.

#### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights and passing the railway station. Turn left again at the next set of traffic lights up Hollow Lane and onto Mobberley Road taking the first right onto Thorneyholme Drive. Take the second right onto Woodside and follow the road to the left where the property will soon be seen.



- Fantastic opportunity for refurbishment and development/extension (subject to relevant permissions)
- Walking distance into Knutsford Town Centre & all amenities
- Spacious & flexible living accommodation
- Three bedrooms
- Bathroom
- Extensive gardens on a corner plot
- Off road parking
- Detached garage

**Postcode** – WA16 8BX

**Tenure** – Freehold

**Local Authority** – Cheshire East

**Council Tax** – Band E

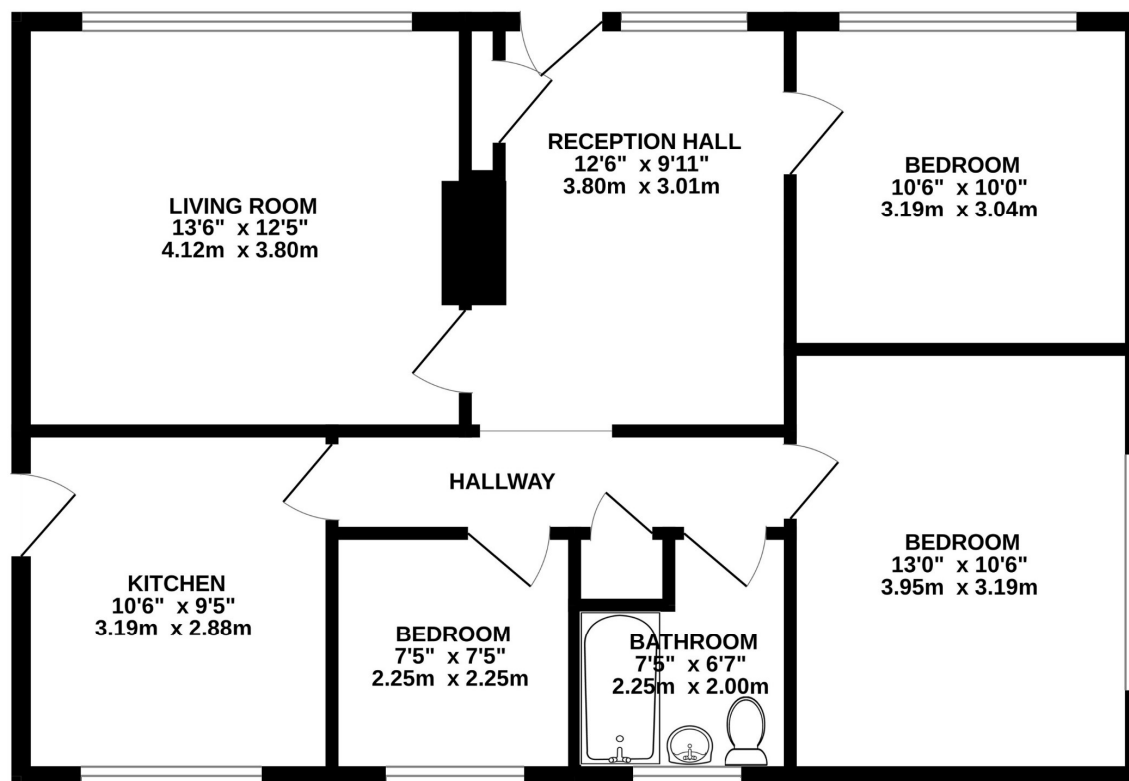
**EPC** - TBC





# GROUND FLOOR

769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

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