



Knutsford
Glebelands Road


IRLAMS
of Knutsford

Knutsford, WA16 9EA

Glebelands Road

£750,000



The Property

This well presented three-bedroom detached property has been sympathetically maintained and improved 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 extended living room with feature fireplace, the master bedroom with fitted wardrobes and dressing room as well as the refitted shower room and large utility space off the kitchen. There is also fantastic potential to extend and remodel due to the size, nature and aspect of the plot (subject to relevant permissions).

Located in a very sought after position, forming a no through road in the heart of the town centre, a short, flat walk to all local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over gravel driveway with stone set border, providing ample off-road parking, leading to the front entrance and

attached garage, flanked by open lawned garden with feature planting and mature shrubbery. The rear gardens are a lovely feature of the property, being generous in proportions with a private aspect. Laid to lawn in the main with a range of well stocked borders surrounding containing a wealth of plants and foliage, all fully enclosed by mature trees, hedging and timber fencing. Stone flagged patio sweeps around the rear of the property with raised beds and separate barbeque area, providing perfect opportunity for alfresco dining and enjoying the lovely outlook.

Directions

From the roundabout in Canute Square travel along Kind Edward Road (A50) through the traffic lights passing the rail station on your left and along Toft Road taking the next right hand turn onto Glebelands Road.

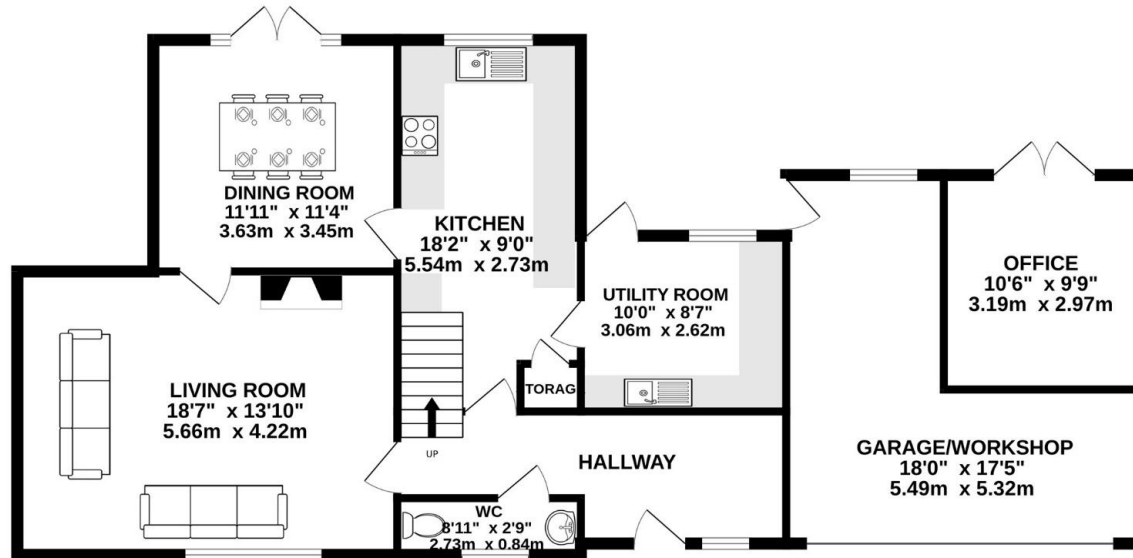


- A well-presented detached property
- Situated in Knutsford town centre within a short flat walk of all its amenities
- Spacious & flexible living accommodation
- Three bedrooms
- Spacious shower room
- Private enclosed garden
- Off road parking
- Garage & office

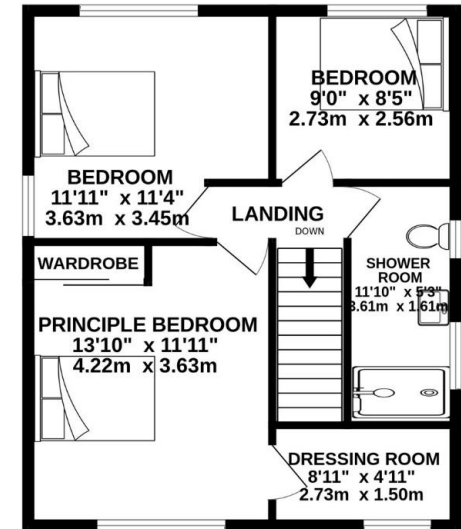
Postcode – WA16 9EA
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band F



GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 sq.m.) approx.

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