



Knutsford  
Woodvale Road

  
IRLAMS  
*of Knutsford*



# Knutsford, WA16 8QF

## Woodvale Road

### £1,000,000



### The Property

This beautifully presented four/five-bedroom period family home has been lovingly improved and maintained by the current owner over the years to provide light, spacious and flexible living accommodation blending character features and modern convenience effortlessly. Particular mention has to be made of the superb, open plan Living Dining Kitchen spanning the rear of the property with integrated appliances, space for a large dining table and the beautiful bi-fold doors out to the large landscaped private garden with plenty of seating areas where you can watch the sun rise or sit back, relax and watch the sun set, yet, still leaving plenty of space for games. Once back inside, the winding staircase leads you to a wonderful large bay window giving you far reaching views right across Sanctuary Moor a protected conservation area. Continuing on round is a large master bedroom with walk in dressing room and en suite. Located in a very quiet private position on

one of Knutsford's premier roads this rare property is just a short stroll to the town centre, with easy access to all local amenities including both Bexton and Egerton Primary Schools whilst being ideally positioned for all major network links to the Northwest and beyond. Externally, the property is approached over large loose stone driveway, providing more than ample parking for multiple vehicles leading to the front entrance and double garage fully retained by mature hedging, trees and foliage giving a high degree of privacy from Woodvale Road itself.

### Directions

From the traffic lights at Knutsford Rail Station head south along Toft road and take the second left-hand turn on to Woodvale Road. After turning into the road, the property will be seen on the left-hand side.

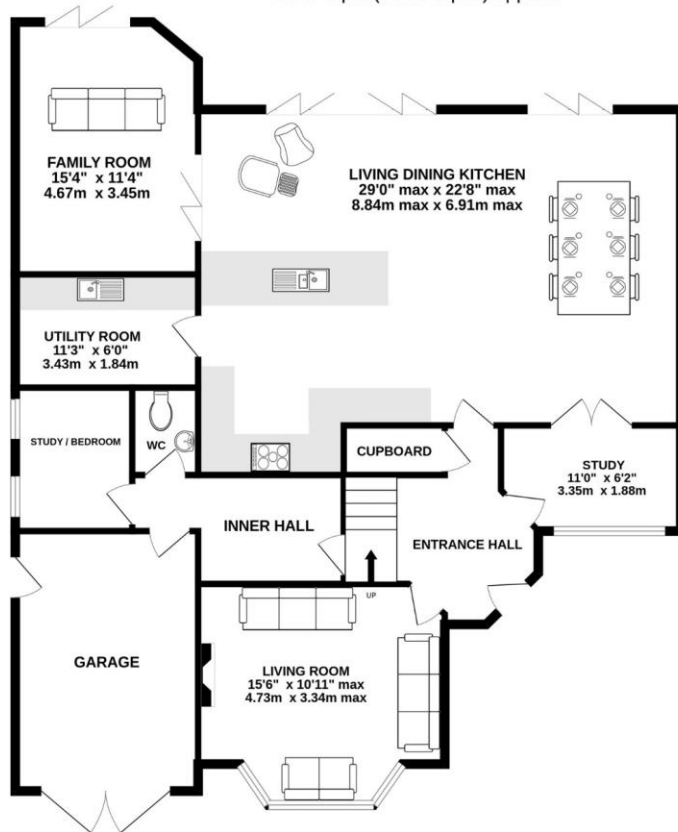


- An immaculately presented and extended semi-detached property
- Situated within walking distance of Knutsford town centre & Local Schools
- Generous & flexible living accommodation
- Large living dining kitchen with integrated appliances and bi-fold doors out to the garden.
- Four double bedrooms
- Two bathrooms (one en-suite)
- Superb, private gardens
- Ample off road parking

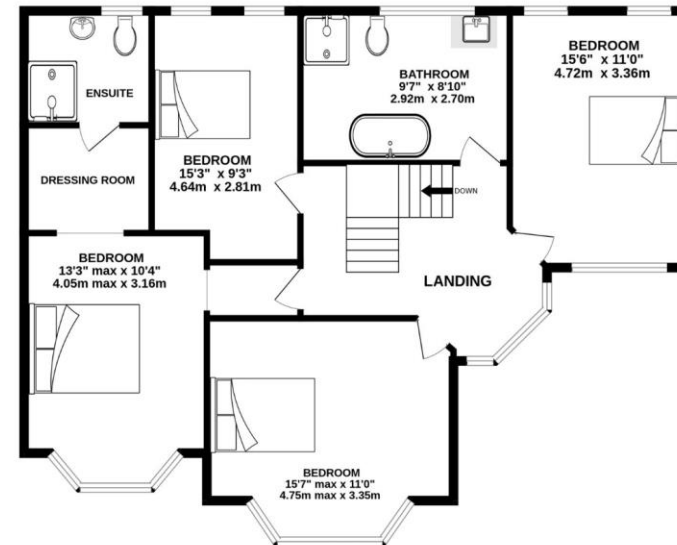
**Postcode** – WA16 8QF  
**EPC Rating** – TBC  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band F



GROUND FLOOR  
1550 sq.ft. (144.0 sq.m.) approx.



1ST FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2596 sq.ft. (241.2 sq.m.) approx.

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