



Knutsford
Sandleigh Avenue



Knutsford, WA16 0AG

Sandleigh Avenue

£299,950



The Property

This charming semi-detached period cottage has been sympathetically extended to now provide generous accommodation throughout with potential for further updating. Set in a quiet, cul-de-sac location, the property sits within a short stroll of Knutsford Town Centre and all local amenities including the shops, bars and restaurants, as well as the stunning outdoor spaces such as The Heath and Tatton Park. The property itself boasts ample living space, particular mention must be made of the large, bright living room with stunning log-burning stove. The property is approached via a pretty front garden laid mainly to lawn and bordered by mature shrubs and flowers. A gravel driveway provides off-road parking for multiple vehicles, and a

garage provides further parking/storage. To the rear is a large, beautifully manicured enclosed garden laid mainly to lawn, and bordered by mature trees and hedges, with a patio area perfect for outdoor dining and entertaining whilst capturing the afternoon and evening sun.

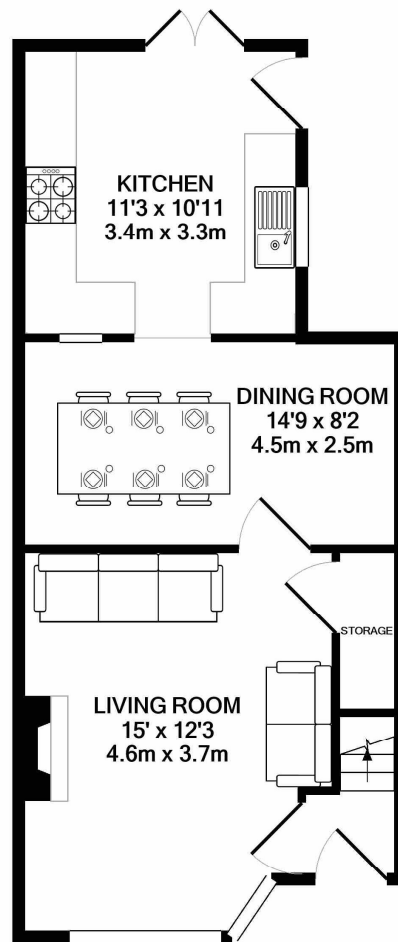
Directions

From the roundabout in Canute Square travel along Northwich Road (A5033). Take the left turn into Sandleigh Avenue where the property will soon be seen on your right-hand side.

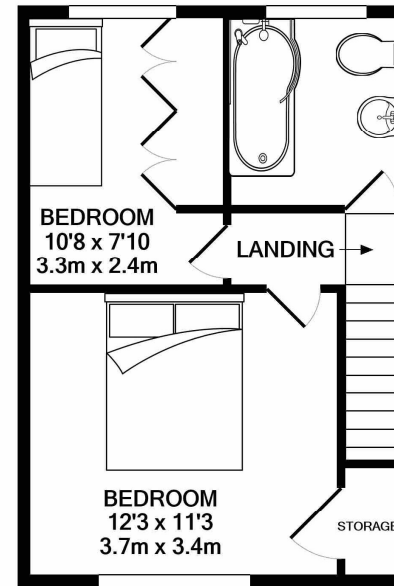
- A well-presented semi-detached property
- Situated within a short flat walk of Knutsford town centre & Tatton Park
- Spacious living accommodation
- Breakfast kitchen with doors leading out to the rear garden.
- Two bedrooms
- Bathroom
- Beautiful, enclosed rear garden with lawn & gravel seating area
- Driveway providing ample off-road parking
- Detached garage

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

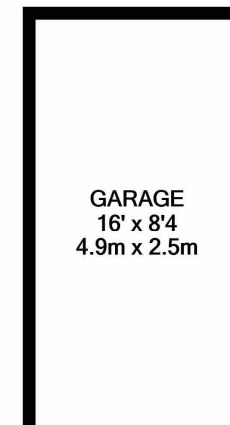




GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 133 SQ.FT.
(12.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.4 SQ.M.)

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