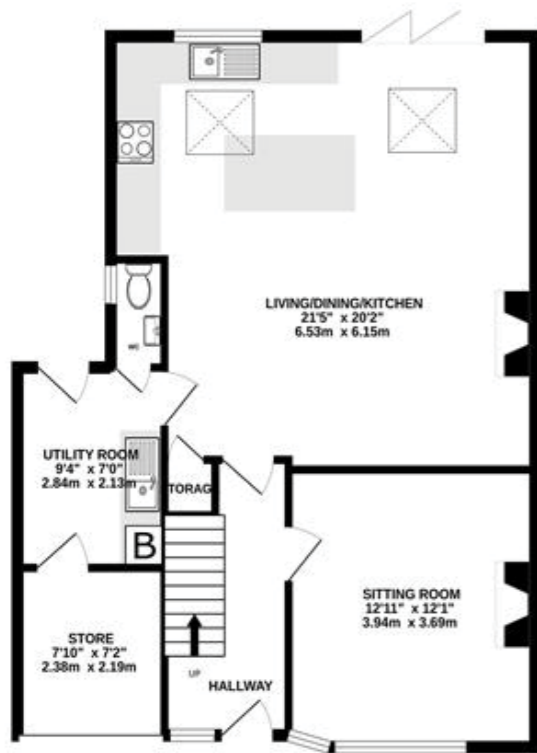


20 LILAC AVENUE

Knutsford

£550,000

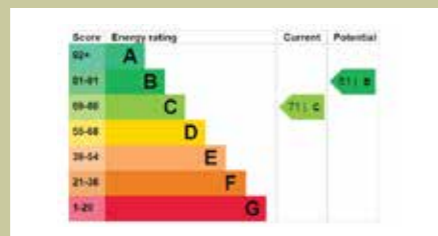
GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Knutsford

26, Princess Street, KNUTSFORD WA16 6BU

01565 750900 knutsford@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

On the fringe of the town and bordering open countryside, a much extended family home with contemporary open plan accommodation within walking distance of the centre and good schools.

- Super location with an open westerly aspect to the rear
- Within a short walk of the town centre and good schools
- Much extended open plan family accommodation

- Feature living dining kitchen with Bi-fold doors onto the private gardens
- Four good bedrooms and smart white bathroom
- Open countryside around the corner ideal for walks and cycling

£550,000

20 LILAC AVENUE

Knutsford



Lilac Avenue is a much favoured the front there is a driveway for off road parking and an integral garage now part converted so provides useful storage facilities. The rear gardens have a Westerly and private aspect which overlooks the school playing fields and open countryside beyond, laid to a generous lawn with patio and enclosed providing a safe playing area for children. Internally the house has been transformed and extended to provide a bright and airy family living space and features a super open plan living dining kitchen with a range of white and grey high gloss cabinets with matching island and integrated appliances. Wide bi-fold doors flood the room with natural light along with skylight windows.

There is a useful utility room and WC and a more formal living room to the front. Upstairs there are now four bedrooms and a fashionable white fully tiled bathroom.

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful

countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

DIRECTIONS

SAT NAV: WA16 0AZ

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Tax Band D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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