







18 Fir Tree Avenue

Knutsford

Stunning family home with elegant design, mature gardens & versatile living spaces. Premier location in Legh Road Conservation Area. Ideal for families & entertaining. Ready to move in and enjoy.

Council Tax band: G

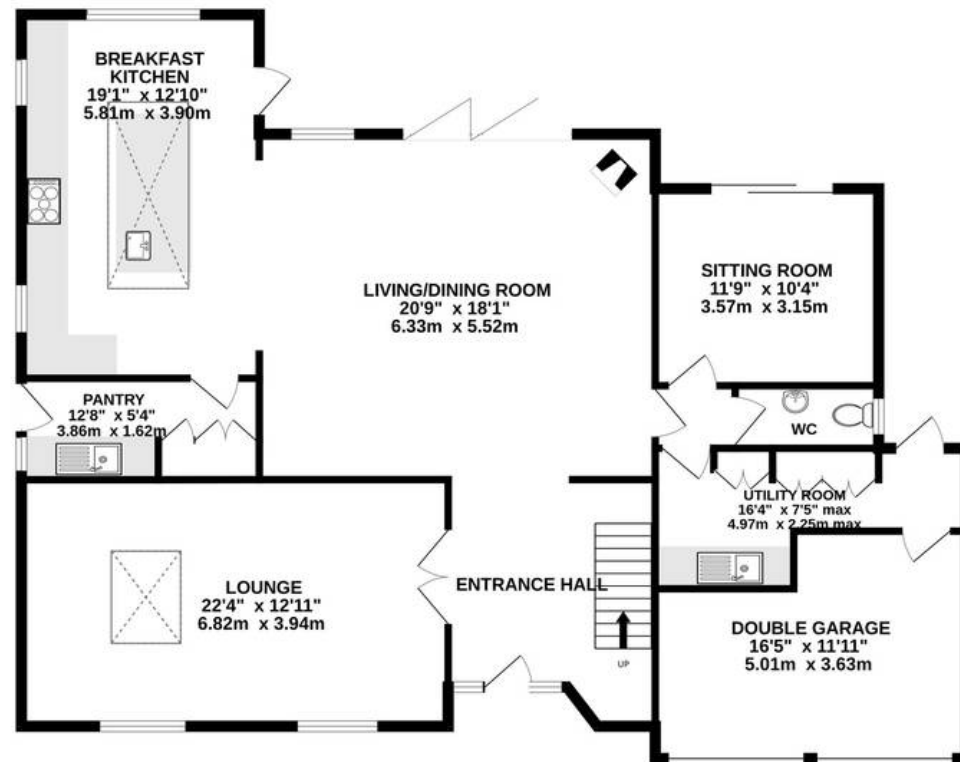
Tenure: Freehold

EPC Energy Efficiency Rating: C

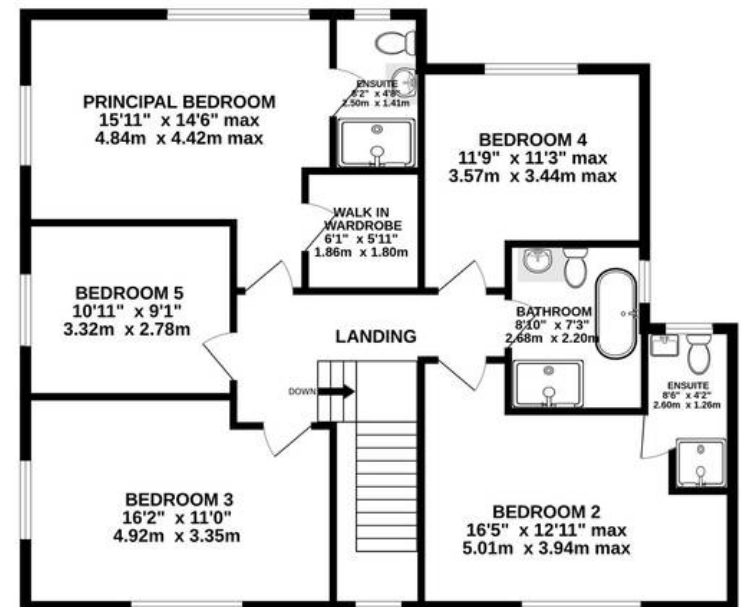
- Immaculately presented family home offering a perfect balance of elegance and practicality, set on a beautifully mature plot with striking curb appeal.
- South-westerly facing rear garden – wonderfully private with multiple entertaining areas, mature trees, and vibrant planting, ideal for afternoon and evening sun.
- Stylish and spacious interior with seamless flow between a large lounge, expansive living/dining room, and a stunning breakfast kitchen with garden views and a central island.
- Thoughtful design features include a walk-in pantry, cosy sitting room, utility room, guest cloakroom, and integral double garage for everyday convenience.
- Five generous bedrooms including a luxurious principal suite with en-suite and walk-in wardrobe, plus an additional en-suite and a sleek family bathroom.
- Prime location on Fir Tree Avenue, a highly regarded address near the Legh Road Conservation Area, offering peace, prestige, and close proximity to key amenities.



GROUND FLOOR
1517 sq.ft. (141.0 sq.m.) approx.



1ST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 2559 sq.ft. (237.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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