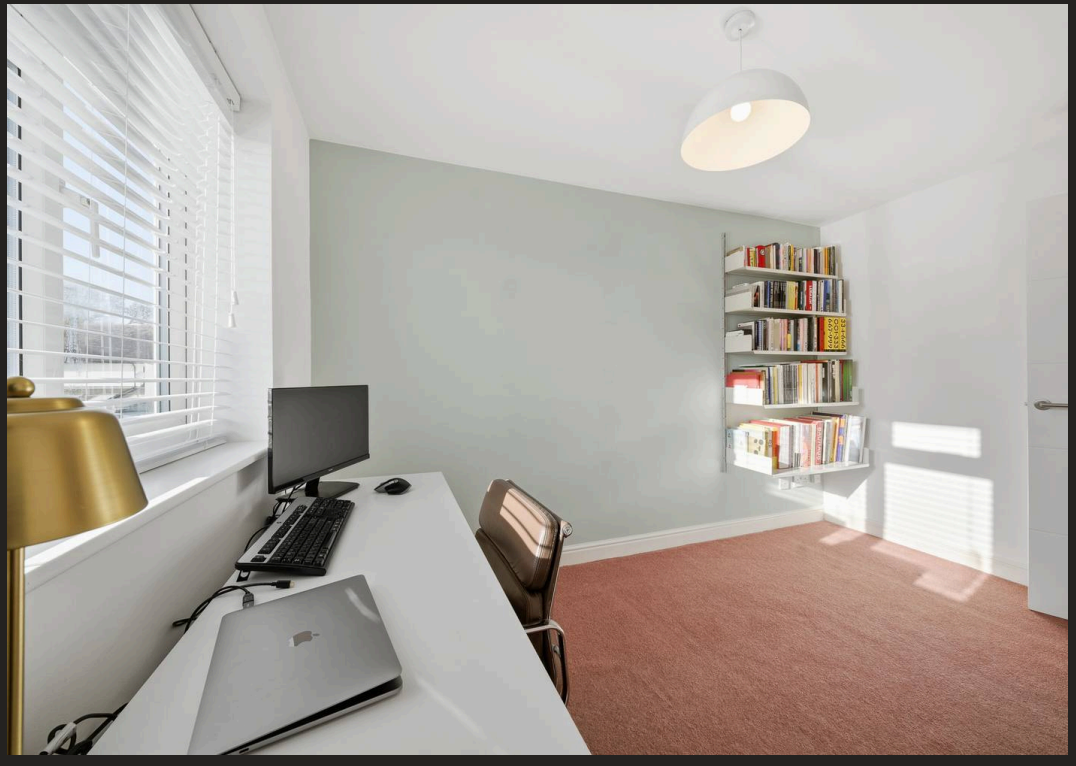
Stuart Rushton & COMPANY

2a Meadow Drive, Knutsford - WA16 0DT

Offers Over **£600,000**

HUGH FEARNLEY-WHITTINGSTALL
HUGH'S CHICKEN



2a Meadow Drive

Knutsford

A fantastic 3-bed detached house near Knutsford amenities with potential to extend. 3 double beds, 2 baths, 2 receptions, dining kitchen, garage. Private garden, driveway for 2. Planning permission previously granted for rear and side extensions. Prime location with no chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A well-balanced detached property with three double bedrooms and two bathrooms
- Brilliant position within the town, just a short flat walk from a host of amenities and popular local schools
- South-west facing rear garden with good privacy and a driveway for two cars
- Two good reception rooms and a dining kitchen, plus an integral garage ideal for utility space
- Planning granted previously for a rear single storey extension and side extension over the garage. Cheshire East planning ref. 19/3247M
- No onward chain

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.

TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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.
Made with Metropix ©2025

Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street - WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk

We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.