



Acacia Avenue

Knutsford

£485,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Acacia Avenue

Knutsford

Council Tax band: C

Tenure: Freehold

Services (NOT TESTED): All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

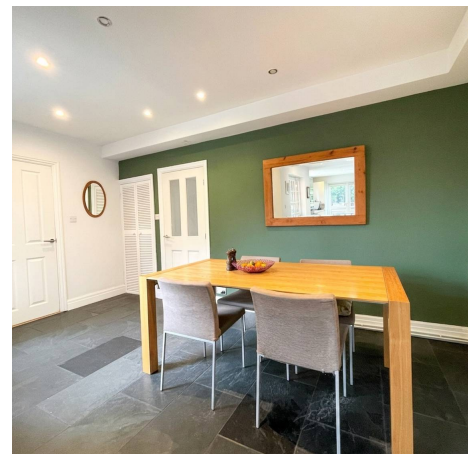
Local Authority: Cheshire East

EPC Energy Efficiency Rating: C

Total Floor Area: 1264 sqft approx

Viewings: Viewings strictly by appointment through the agents

- Well-Proportioned & Extended Semi-Detached House
- 3 Double Bedrooms & 2 Bathrooms
- Highly Sought After Area
- Bay Fronted Living Room
- Integrated Appliances, Breakfast Bar & Underfloor Heating
- Separate Utility Room
- Playroom/Office or Occasional 4th Bedroom
- Generous Sized West Facing Garden & Decked Seating Area
- Walking Distance of Knutsford, The Heath & Schools



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A beautifully proportioned and thoughtfully extended three double bedroom, two bathroom semi-detached house, offering versatile, family-sized accommodation in a highly desirable and sought-after location. An ideal home for both upsizers and downsizers, combining generous living space with a flexible layout and excellent access to Knutsford town centre and highly regarded local schools. Available with No Onward Chain. The accommodation briefly comprises an entrance hall with recently re-laid neutral carpeting extending through the hall, stairs and landing, leading to a fabulous bay-fronted living room with electric blinds and an impressive open-plan dining kitchen. This generous sized 'day to day' living space is complemented by underfloor heating, integrated appliances, a breakfast bar and double doors opening directly onto the entertaining deck.

The ground floor further benefits from a separate utility room with a door leading into a particularly versatile additional reception room, which could also serve as an occasional fourth bedroom, home office, playroom or snug. This flexible arrangement provides an excellent opportunity for modern family living.



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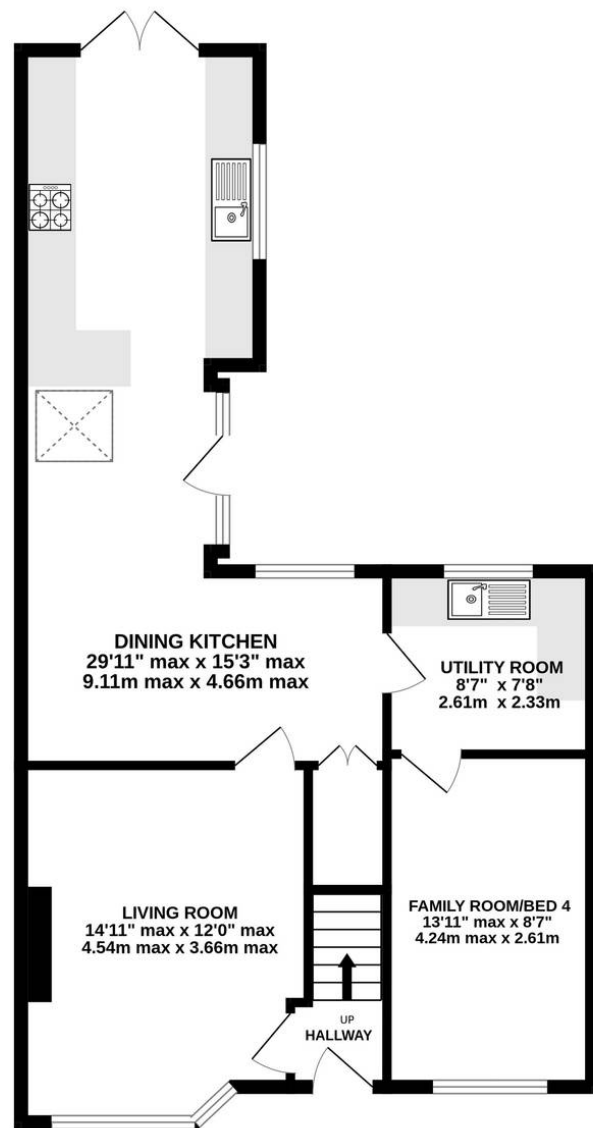
Knutsford

To the first floor are three well-proportioned double bedrooms, including a principal bedroom with a well-appointed ensuite wet room. The remaining bedrooms are served by an equally well-appointed three-piece family bathroom with shower over bath. Externally, a private driveway with EV point provides ample off-road parking, while the enclosed West facing rear garden features a good-sized lawn and a decked entertaining area accessed directly from the dining kitchen. The garden provides an ideal backdrop for outdoor entertaining, relaxing and keen gardeners.

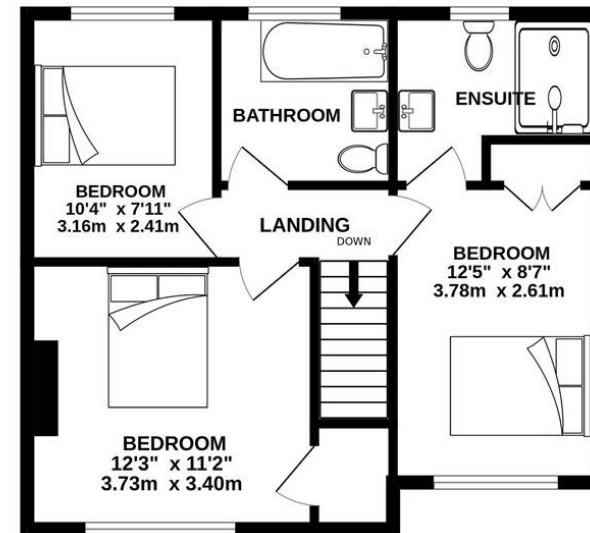
The property is conveniently positioned within walking distance of The Heath, Knutsford Academy & Lower School, and Knutsford with its excellent selection of independent shops, bars, restaurants and everyday amenities. For commuters, there are excellent road links to Manchester, Manchester Airport and across the wider North West, with the M6 and M56 both readily accessible.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1264sq.ft. (117.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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