



Knutsford
Boothfields

IRLAMs
of Knutsford



Knutsford, WA16 8JU

Boothfields

Asking Price £295,000



The Property

This beautifully appointed semi-detached family home has been lovingly improved and meticulously maintained by the current owners and now provides bright, spacious accommodation arranged over two floors. Occupying an enviable elevated position, the property is within a short walk of Knutsford Town Centre and its excellent range of amenities, including shops, bars, and restaurants, as well as stunning outdoor spaces such as Tatton Park and The Heath. Offered for sale with no onward chain, the property is immaculately presented throughout. There is also fantastic potential for further extension or development, subject to the necessary planning permissions.

The property is approached via a low-maintenance front garden with attractive feature planting, together with a flagged driveway providing ample off-road parking and leading to the front entrance and detached rear garage. To the rear is a relatively private, enclosed

garden arranged over two levels and bordered by woodlap fencing, mature trees, and hedging. A patio area, accessed directly from the kitchen, provides the perfect space for outdoor dining and entertaining family and friends.

Directions

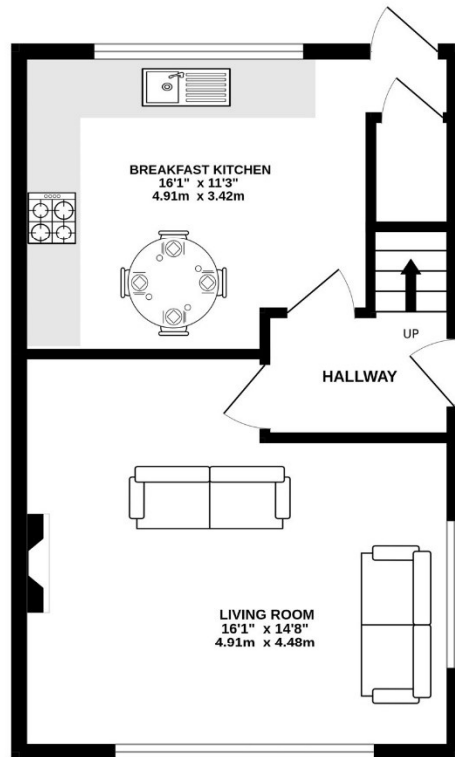
From the roundabout in Canute Square travel along King Edward Road (A50). At the lights turn left passing the rail station proceed down Adams Hill. At the next set of traffic lights proceed straight ahead onto Brook Street, turn left opposite the Legh Arms public house onto Mobberley Road. Take the first right onto Manor Park South, follow this road and turn right into Higher Downs. Continue towards the bottom of the road turning left into Boothfields where the property will soon be seen.

- A beautifully-presented semi-detached home
- Situated within a short walk of Knutsford town centre & all its amenities
- Spacious living accommodation
- Two generous bedrooms
- Bathroom & separate WC
- Private, enclosed rear garden
- Off road parking

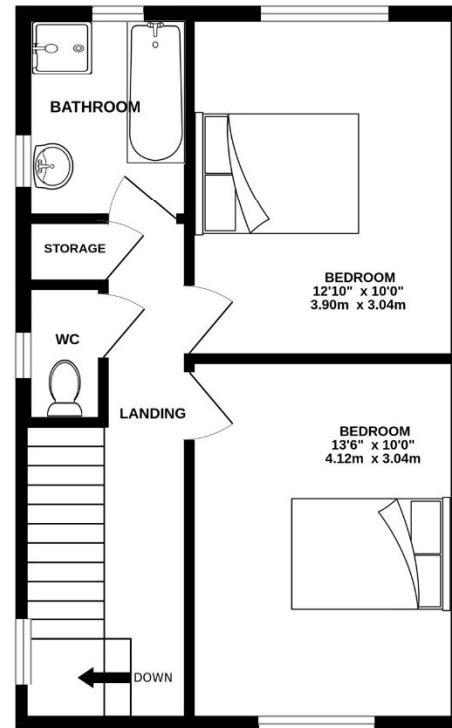
Postcode – WA16 8JU
EPC Rating – C
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



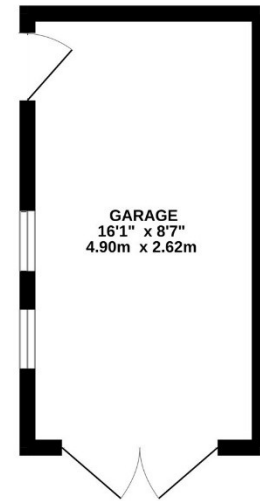
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



DETACHED
GARAGE/OUTBUILDING
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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 ©2026

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) 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;
- (b) 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 lessees 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;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

