House - Semi-Detached

35 SPRINGWOOD AVENUE, KNUTSFORD, WA16 8JA

Offers over

£375,000

FEATURES

- Newly refurbished three bedroom semi-detached home
- Modern three piece family bathroom
- South facing rear garden
- Approved planning permission for two-storey side extension
- Generous off road parking
- Chain free

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3 Bedroom House - Semi-Detached located in Knutsford

The property has been finished in a fresh, contemporary style throughout and provides an excellent opportunity for buyers looking for a home ready to move straight into.

Upon entering, the accommodation opens into a welcoming entrance area with stairs rising to the first floor. The spacious living room is positioned to the front of the property and provides a comfortable yet versatile reception space, complemented by a feature fireplace and plenty of natural light.

To the rear is the impressive kitchen diner, providing an excellent heart to the home. Finished with a modern range of high-gloss cabinetry, contrasting work surfaces and integrated cooking facilities. There is also ample space for a dining table and chairs. Multiple windows create a particularly bright and airy environment, while direct access onto the rear garden makes the space ideal for both everyday family life and entertaining during the warmer months.

To the first floor are three bedrooms, comprising two well-proportioned doubles and a third bedroom which would work equally well as a child's room, nursery or home office. Completing the accommodation is a stylish contemporary family bathroom fitted with a modern three-piece suite and shower over the bath.

Externally, the property continues to impress. To the front is a generous gravelled driveway providing ample off-road parking, together with gated access alongside the house.
The rear garden is a particular highlight, offering an excellent amount of private outdoor space. A paved terrace immediately adjoining the house provides an ideal area for outdoor dining, leading onto a generous lawn bordered by established planting. At the far end of the garden is a substantial covered timber entertaining area, creating a superb setting for summer gatherings, outdoor seating or a games area.

A further significant feature is the approved planning permission (Ref: 26/1872/HOUS) for a two-storey side extension, giving prospective purchasers the ability to substantially enhance the existing accommodation and tailor the property further to their own requirements. This creates an exciting opportunity to add both space and long-term value while retaining the benefit of an already well-presented home.

Location:
Springwood Avenue is conveniently positioned for everything Knutsford has to offer, with the town centre providing an excellent selection of independent shops, restaurants and everyday amenities. The property is also well placed for local schools and transport connections, while the surrounding Cheshire countryside is within easy reach.
Offering a combination of modern interiors, three bedrooms, excellent parking, an outstanding rear garden and valuable approved planning permission for further extension, 35 Springwood Avenue is a superb home in an excellent location.
Early viewing is highly recommended.

Call us on

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Council Tax Band

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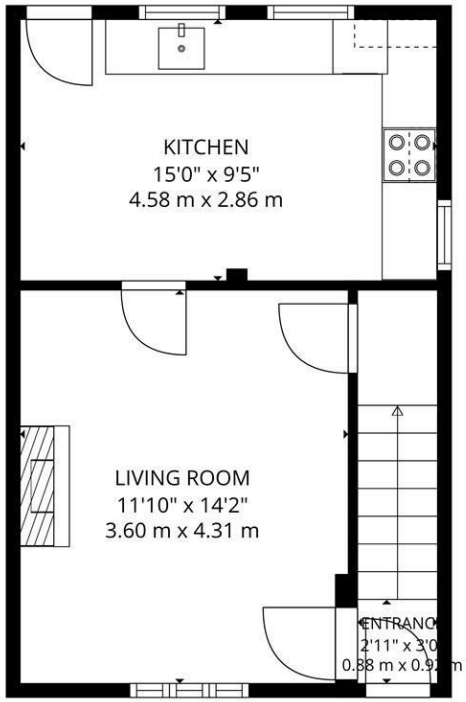
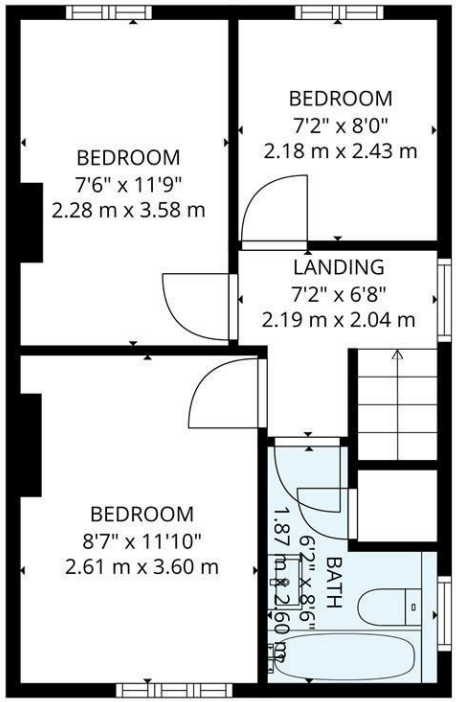


1st floor



2nd floor

TOTAL: 718 sq. ft, 66 m2
1st floor: 359 sq. ft, 33 m2, 2nd floor: 359 sq. ft, 33 m2
EXCLUDED AREAS: WALLS: 78 sq. ft, 8 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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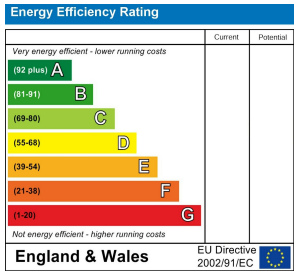

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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