



Knutsford
Meadow Drive

IRLAMS
of Knutsford



The Property

This immaculately presented four bedroom detached family home has been extended and refurbished over the years to now offer light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the large reception space with extended Dining Room and Living Room, the conversion of the garage to now provide spacious downstairs shower room as well as the refitted Breakfast Kitchen and Family Bathroom. There is also great potential to further extend and remodel due to the large size, nature and aspect of the plot (subject to relevant permissions).

Located in an ever-popular position on a sought-after road in the heart of the town centre, a short walk to Knutsford Academy and Bexton Primary School whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a block paved driveway, providing ample off-road parking, leading to the front with lawned garden and

feature planting, retained by dwarf stone wall. The rear gardens are a lovely feature of the property, being very generous in proportions with a private, open, southerly aspect. Laid to lawn on the main with a range of well stocked borders surrounding, all fully enclosed by timber fencing and mature trees. Large, flagged patio area, accessed through the conservatory, provides ideal opportunity for alfresco dining and enjoying the beautiful aspect.

Directions

From the roundabout at Canute Square travel along King Edward Road (A50) turning right at the traffic lights onto Stanley Road. Take the second left onto St John's Road which runs into St Peter's Avenue which then becomes Meadow Drive where the property will soon be seen on your left.

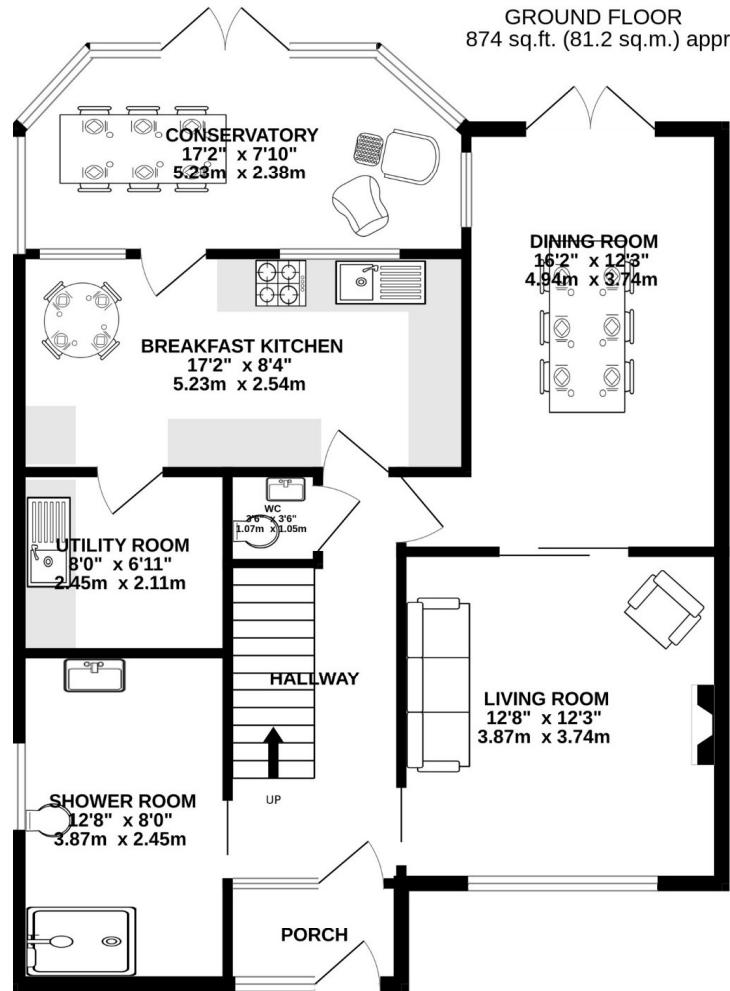
Knutsford, WA16 0DT
Meadow Drive
£700,000



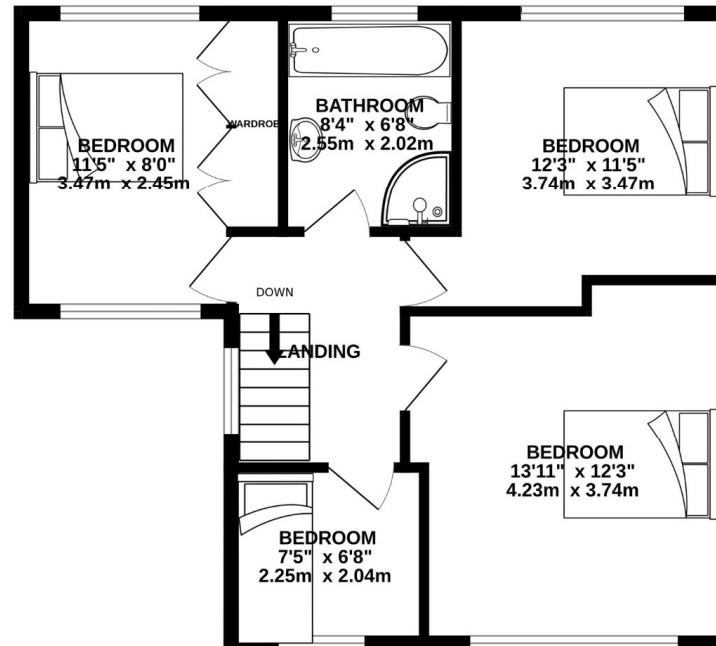
- An immaculately presented detached property
- Situated within a short flat walk of Knutsford town centre & all its amenities
- Spacious & flexible living accommodation
- Four bedrooms
- Two bathrooms
- Very generous, private gardens with lawn and patio areas
- Off road parking
- No chain
- Potential to further extend and remodel due to the large size, nature and aspect of the plot (subject to relevant permissions)

Postcode – WA16 0DT
EPC Rating – C
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E





1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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

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.



IRLAMS
of Knutsford