

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**46 WARREN AVENUE, KNUTSFORD, WA16
0AJ**

£575,000

ACOBAS



3 Bedroom House - Semi-Detached located in Knutsford

Acobas are delighted to offer to the market this immaculately presented semi-detached home, ideally located within walking distance of Knutsford town centre and several highly rated primary and secondary schools.

Having recently undergone a comprehensive back-to-brick refurbishment, this stunning property offers true turn-key living with stylish, modern accommodation throughout.

The home is approached via a large newly laid driveway providing off-road parking for up to four vehicles. A gated entrance opens onto an Indian Stone pathway bordered with cobbles and an adjacent, beautifully kept lawn — all set behind exposed hardwood sleepers with Laurel planting and feature lighting, leaving a powerful first impression.

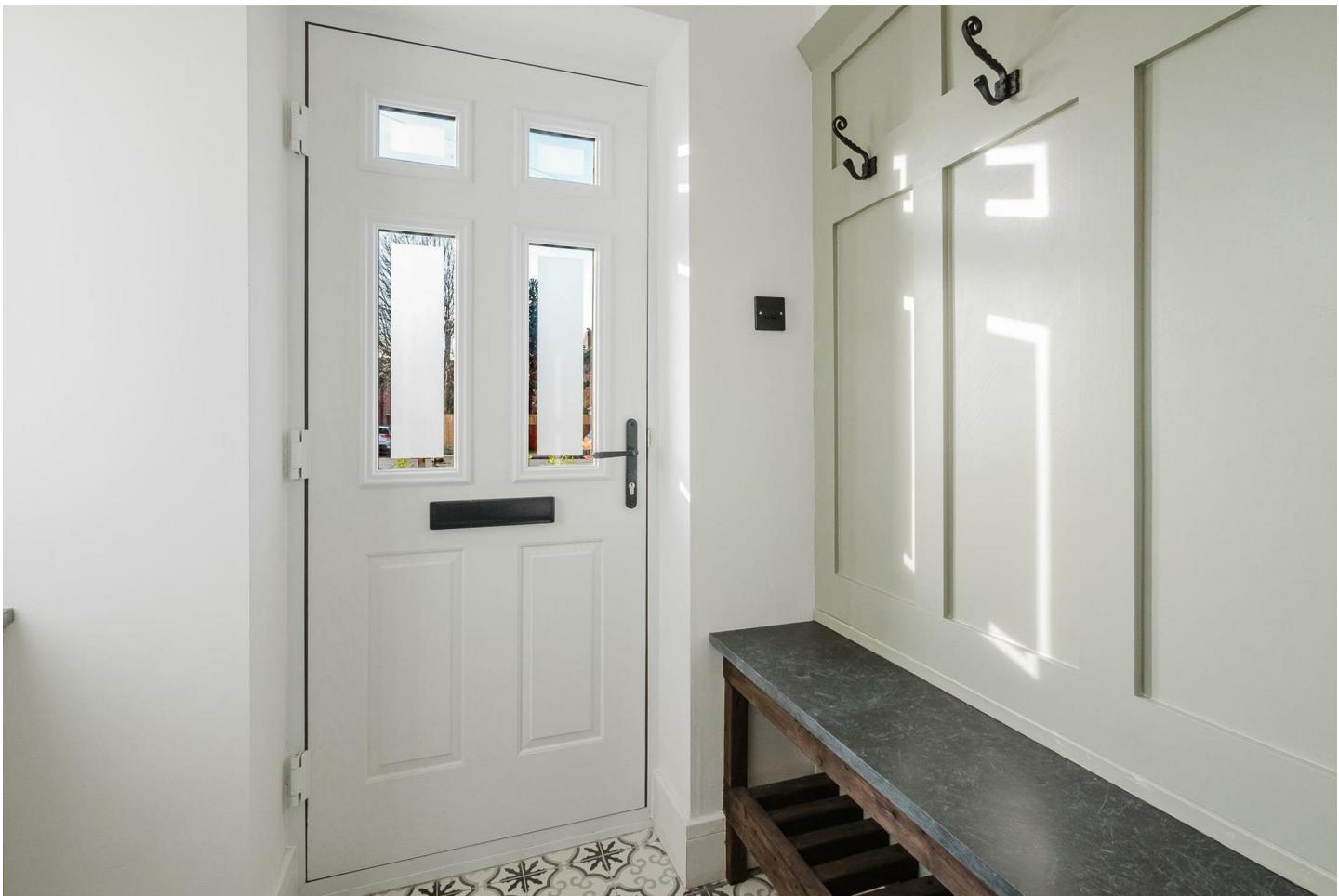
An inviting entrance porch features a slate bench with integrated shoe storage, leading into a spacious entrance hallway that flows seamlessly into the open-plan kitchen and dining area.

This superb space boasts engineered oak flooring throughout and is fitted with brand-new, high quality, integrated appliances. The dining area includes a built-in media wall with integrated 55" 4k flat screen TV and French doors opening out to the large patio and manicured garden beyond, perfect for entertaining. A discreet W/C is tucked away to one side, while a bright and elegant lounge with a bay window, and new modern fire and carpeting completes the ground floor.

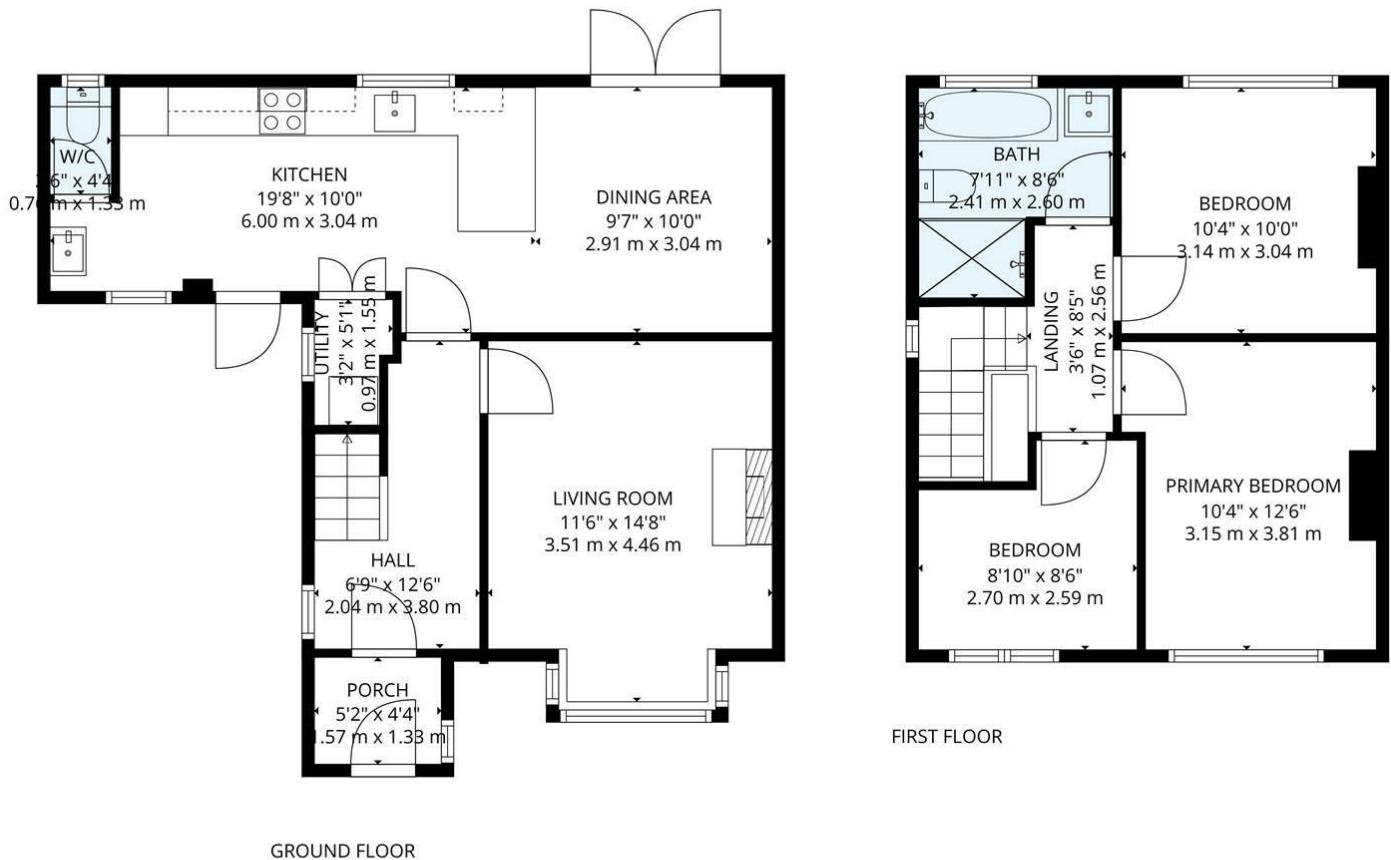
Upstairs continues to impress, offering three generous double bedrooms, all beautifully finished. The accommodation is served by a luxurious refitted four-piece bathroom suite, featuring a separate bath, a large walk-in double shower and high-end matte black fittings for a contemporary finish.

The rear of the property features a well-maintained lawn, previously used as off-road parking and still offering the option to be converted back if desired — ideal for accommodating larger vehicles such as a motorhome. This is complemented by a spacious Indian Stone patio area and a private courtyard to the side, perfect for intimate outdoor

dining or the addition of a hot tub. Together, these areas create a versatile and beautifully designed outdoor space, ideal for both relaxation and entertaining.



CHESHIRE | 25 PRINCESS STREET, KNUTSFORD, CHESHIRE, WA16 6BW



TOTAL: 934 sq. ft, 86 m²
 GROUND FLOOR: 511 sq. ft, 47 m², FIRST FLOOR: 423 sq. ft, 39 m²
 EXCLUDED AREAS: PORCH: 22 sq. ft, 2 m², UTILITY: 15 sq. ft, 1 m², WALLS: 103 sq. ft, 11 m²

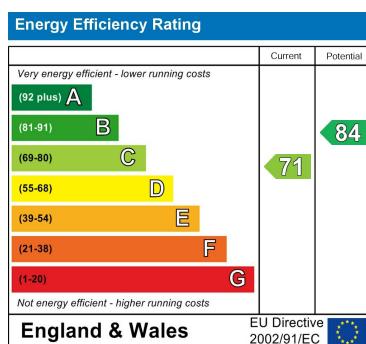
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax Band

C

Energy Performance Graph



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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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