



Knutsford  
Springwood Avenue

  
**IRLAM**  
*of Knutsford*





# Knutsford, WA16 8JA

## Springwood Avenue

### £375,000



### The Property

This immaculately presented three-bedroom, semi-detached family home has been much extended, refurbished and remodelled over the years by the current owner to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the beautiful, open-plan Living Dining Kitchen with wooden cabinetry, stone work surfaces, integrated appliances and island unit, the separate utility complete with tiled dog-wash area, the spacious master bedroom as well as the beautifully appointed re-fitted bathroom suite.

Located in a popular position within walking distance to the town centre, close to all local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over an Indian stone flagged driveway, providing ample off-road parking, leading to the front entrance retained by mature hedging offering a degree of privacy.

The rear gardens are a lovely feature of the property, being generous in proportions with a private aspect. Laid to lawn in the main with a range of well stocked borders retained by railway sleepers fully enclosed by wood lap fencing. A flagged patio area accessed through the French doors off the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the open aspect with family and friends.

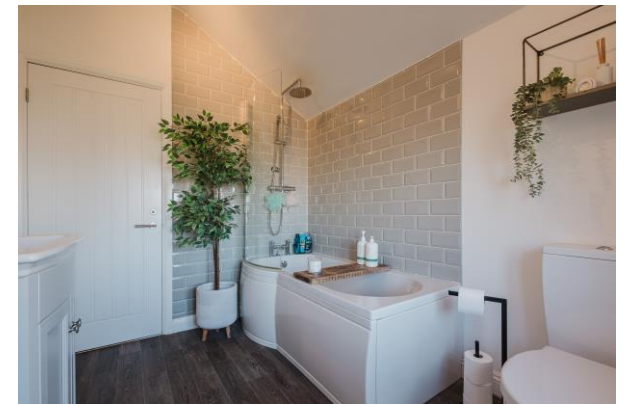
### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left by the railway station. Turn left at the traffic lights up Hollow Lane onto Mobberley Road and after passing the water tower and Parkgate on the left hand side take the 2nd left onto Leigh Avenue and follow the road to the end turning right onto Springwood Avenue where the property can be found on the left hand side.

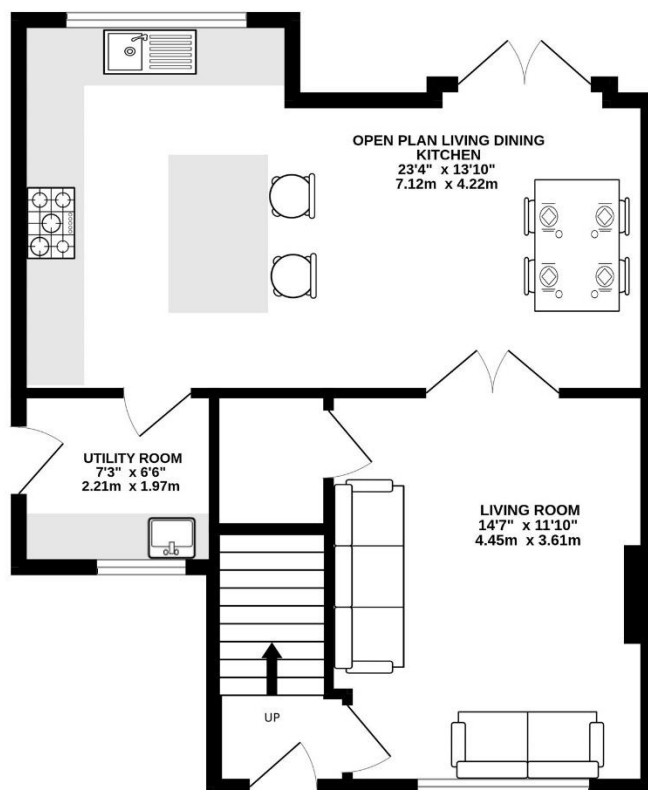


- A beautifully presented semi-detached house
- Situated on the outskirts of Knutsford Town Centre
- Open-plan dining kitchen opening to the garden
- Utility room
- Three generous bedrooms
- Modern bathroom with fitted suite
- Spacious rear garden with private aspect
- Driveway providing ample off-road parking

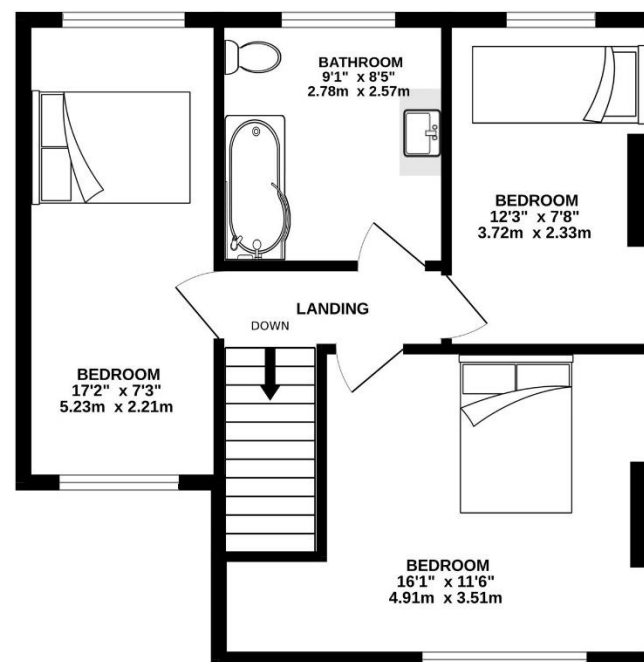
**Postcode** – WA16 8JA  
**EPC Rating** – TBC  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band B



GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.1 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.

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