



Knutsford
Springwood Avenue

IRLAMS
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

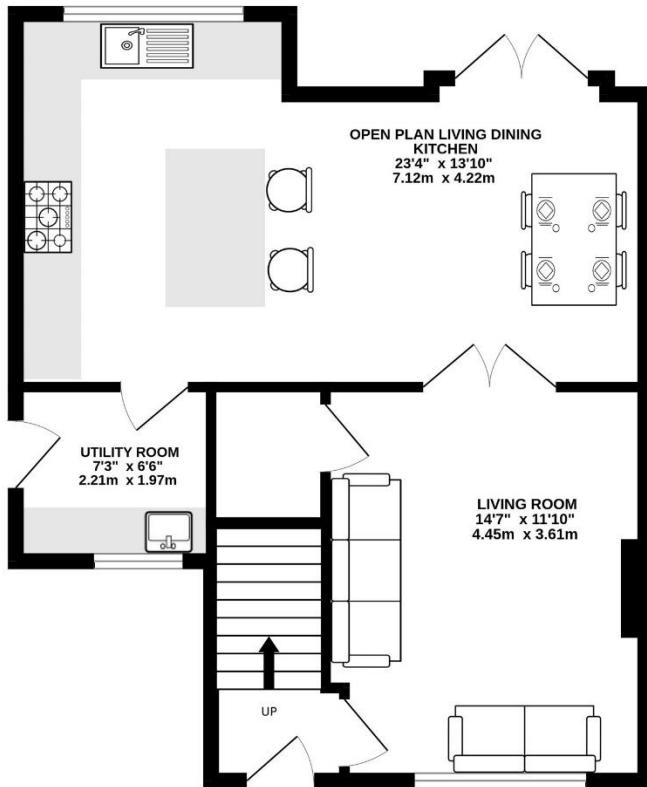
From the roundabout in Canute Square travel along King Edward Road (A50) turning left by the railway station. Turn left at the traffic lights up Hollow Lane onto Mobberley Road and after passing the water tower and Parkgate on the left hand side take the 2nd left onto Leigh Avenue and follow the road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

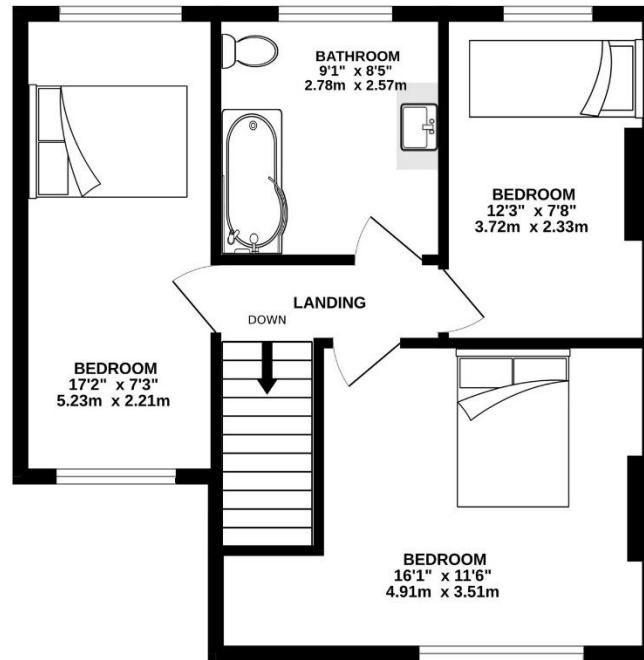
Postcode – WA16 8JA
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band B



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.

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