



Knutsford  
Acacia Avenue

  
IRLAMS  
*of Knutsford*

**Knutsford, WA16 0AY**  
**Acacia Avenue**  
**£475,000**



**The Property**

This well appointed three-bedroom, two-bathroom semi-detached family home has been much extended, refurbished and remodelled over the years to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open-plan living dining kitchen, the spacious living room with feature gas fire, the principal bedroom with en-suite shower room as well as the converted former garage, ideal for additional storage. Located in a most sought-after position in 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 via a tarmac driveway, providing ample off-road parking, leading to the front entrance, retained by wood lap fencing.

The rear gardens are a lovely feature of the property, being generous in proportions with a private, South Westerly aspect. Laid to lawn in the main with a range of well stocked borders surrounding, all fully enclosed by wood lap fencing. A paved patio area accessed from the door from the living dining kitchen leads to a lovely decked area providing an ideal opportunity for alfresco dining and enjoying the pleasant aspect.

**Directions**

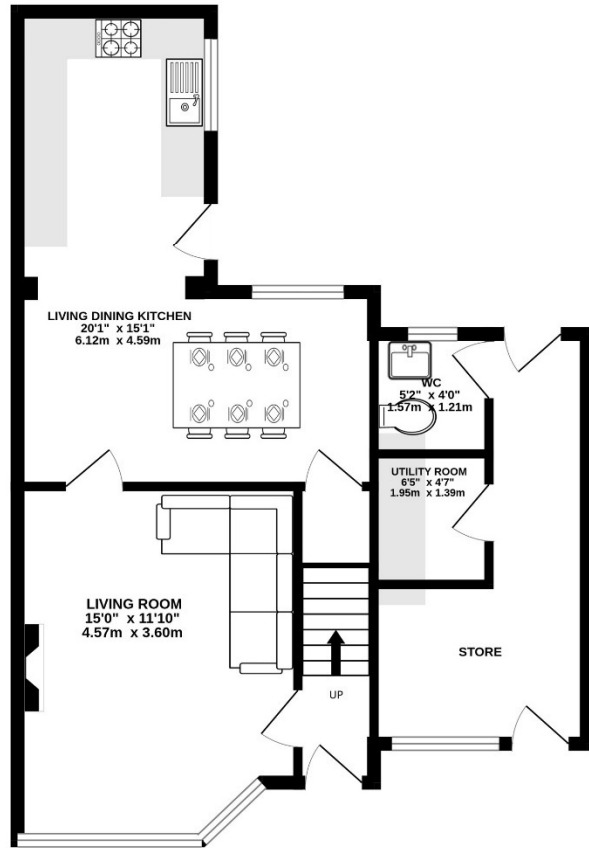
From the roundabout in Canute Square travel along Northwich Road passing The Heath on your right. After a short distance turn left into Acacia Avenue where the property can be found on the right hand side.

- A well presented semi detached property
- Situated within a short stroll of the town centre
- Open plan dining kitchen with door onto garden
- External access to utility room, WC & large store
- Three bedrooms
- Two bathrooms (one en-suite)
- Front & rear gardens
- Driveway providing ample off road parking

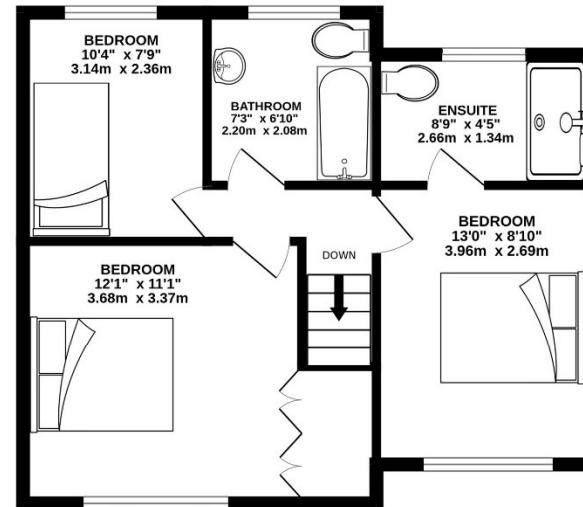
**Postcode** – WA16 0AY  
**EPC Rating** – D  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band C



GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.

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