



Knutsford
Mellor Crescent


IRLAMS
of Knutsford

Knutsford, WA16 0BB

Mellor Crescent

£650,000



The Property

This well-presented and deceptively spacious five-bedroom detached family home has been extensively extended, maintained, and remodelled in recent years to provide flexible living accommodation across two floors, ideally situated in the heart of the town.

Particular mention should be made of the open-plan dining kitchen leading through to the conservatory, with doors opening onto the private rear garden. The living room features a bay window allowing an abundance of natural daylight as well as the excellent proportions found throughout.

Situated in an ever-popular position within the town centre, the property is just a short walk from local amenities, schools, and The Heath, whilst also being ideally located for major transport links across the Northwest and beyond.

The property is approached via a printed concrete driveway providing ample off-road parking and access to the front entrance and garage, bordered by brick elevations and mature hedging offering a good degree of privacy.

The rear garden is a particular feature of the property, being generous in size and enjoying a private aspect. Predominantly laid to lawn with mature trees and well-stocked planted borders, the garden is fully enclosed by timber fencing and established foliage. A flagged patio area, accessed directly from the conservatory, provides the perfect space for outdoor entertaining and enjoying the south-westerly aspect with family and friends.

Directions

From the roundabout in Canute Square travel along Northwich Road (A5033) and take the left turn into Lilac Avenue and continue the road over to Mellor Crescent where the property will soon be seen.

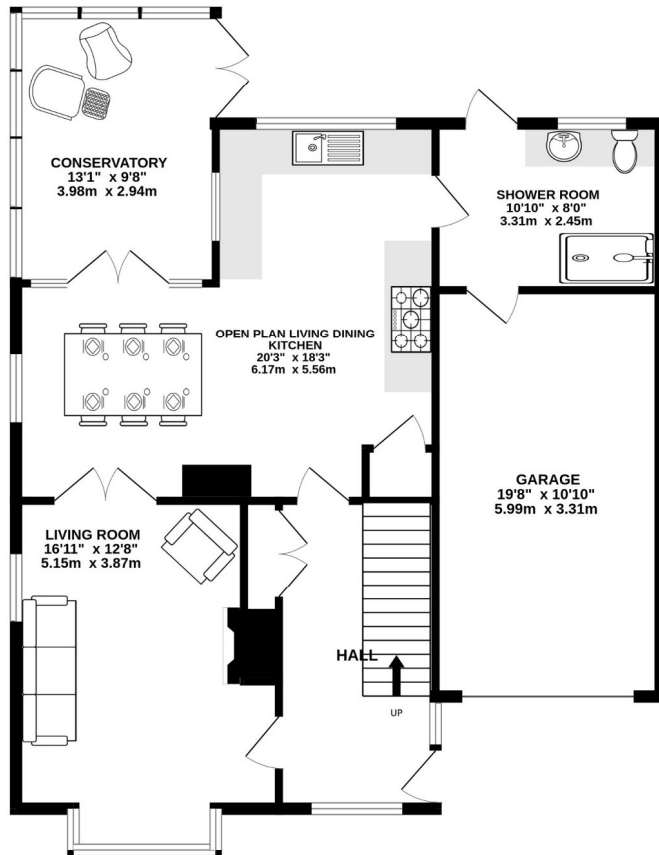


- Well-presented detached property situated in a lovely location
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances
- Five generous bedrooms
- Three bathrooms (one shower room downstairs)
- Beautiful, private garden
- Driveway providing ample off road parking
- Garage

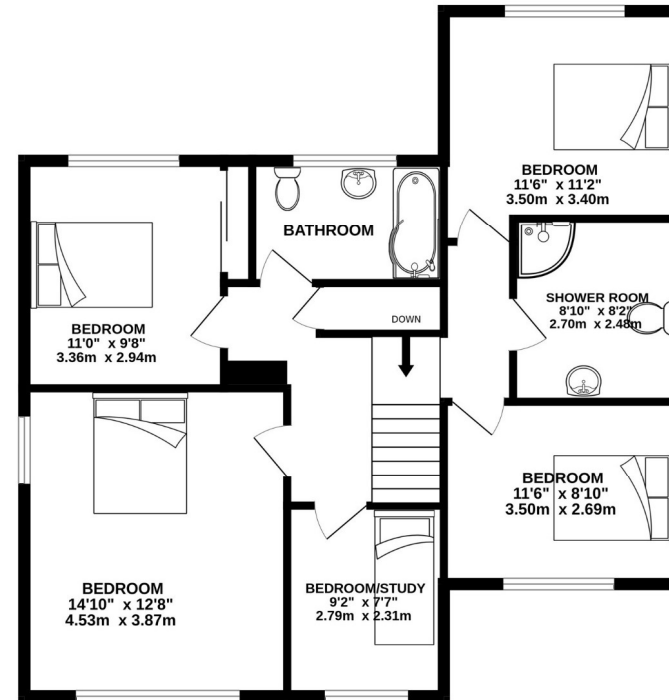
Postcode – WA16 0BB
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band F
EPC - C



GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1861 sq.ft. (172.9 sq.m.) approx.

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