Knutsford

Beggarmans Lane

IRLAMS of Knutsford

Knutsford, WA16 9BB

Beggarmans Lane

£655,000

The Property

This beautifully appointed and extended three bedroom detached property has been well maintained and improved 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 open plan living dining kitchen with island unit and integrated appliances, the spacious living room with dual aspect allowing floods of natural daylight, the family bathroom in a modern design, the extension to the front enlarging the hall area as well as the stunning, private manicured gardens.

Located in an ever popular position on a lovely tree lined lane, a short walk to the town centre and Bexton Primary School whilst being ideally positioned for all major network links to the northwest and beyond.

The property is approached over a large block paved driveway, providing ample parking, leading to the integral garage and front entrance, flanked by open lawned garden with established planting and mature trees.

The rear gardens are a lovely feature of the property and benefit from a relatively private westerly aspect. Laid to lawn in the main with a range of well stocked beds surrounding containing a multitude of plants and mature foliage, all fully enclose by wood lap fencing. A flagged patio area sweeps around the rear of the house providing ample opportunity for al fresco dining and enjoying the lovely aspect.

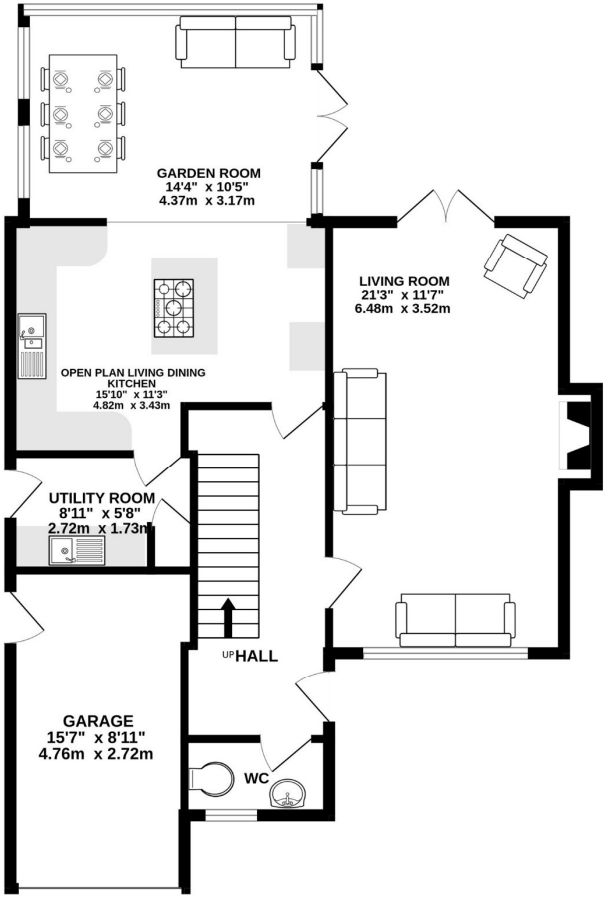
Directions

From Knutsford Town Centre, pass the rail station on your left and travel along Toft Road (A50). Upon reaching Paradise Garage turn right onto Bexton Lane. At the end of the road turn left onto Beggarmans Lane where the property will soon be seen.

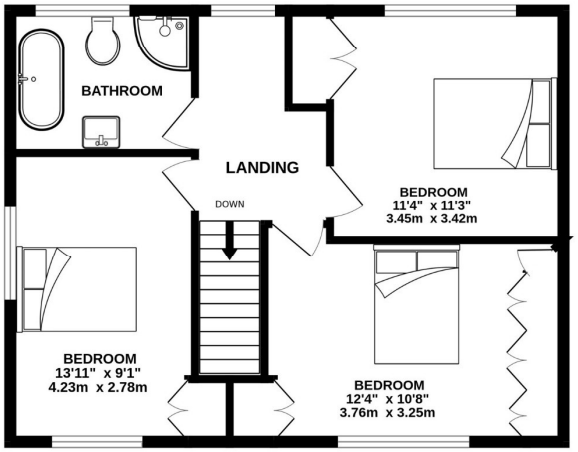
- Beautifully presented detached property situated in a lovely location
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Three generous bedrooms
- Spacious bathroom
- Private, enclosed garden
- Off road parking
- Garage

Postcode – WA16 9BB
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E
EPC - TBC

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1461sq.ft. (135.7 sq.m.) approx.

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