Stuart
Rushton
& COMPANY

5 Mead Close, Knutsford - WA16 0DU

Guide Price **£450,000**

5 Mead Close

Knutsford

Council Tax band: D | EPC Energy Efficiency Rating: E | Tenure: Freehold

A well-proportioned, bright and airy detached bungalow occupying an excellent cul-de-sac position, within easy reach of the town centre and all of its amenities. The property stands on an attractive plot with a good-sized, private lawned rear garden and offers considerable scope for renovation, alteration and potentially extension, subject of course to obtaining any necessary planning consents.

There are a number of comparable bungalows in the immediate vicinity, including properties on Mead Close and Lee Close at the far end of Meadow Drive, which have been substantially altered, extended and enhanced. These provide a clear indication of the potential available to an incoming purchaser.

Having been owned by the previous owner for approximately 50 years, the property is now something of a blank canvas and would benefit from modernisation and improvement throughout. The accommodation currently comprises a good-sized entrance hall, a well-proportioned sitting room with patio doors opening onto the rear garden, a decent-sized kitchen, two bedrooms and a bathroom. A non-compliant staircase leads to a first-floor loft area, which has historically been used to provide additional accommodation and offers further potential, subject to the necessary consents and compliance with current regulations.

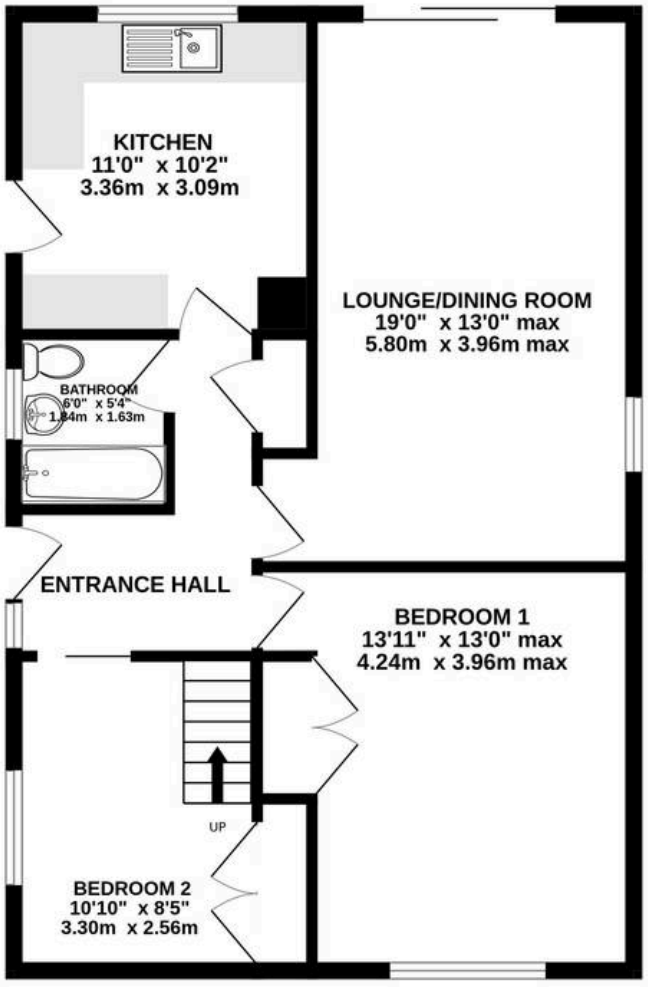
Externally, there is good off-road parking along the driveway, together with a detached garage. Both the front and rear gardens are well proportioned and offer considerable scope for further landscaping and enhancement.

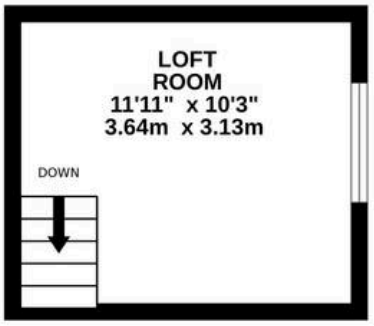
The property is vacant, making it an excellent opportunity for a purchaser seeking a bungalow with genuine potential to improve, remodel and add value.

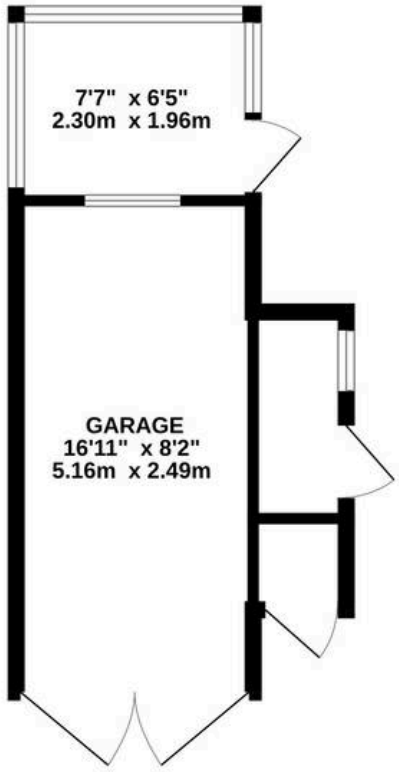
GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR
123 sq.ft. (11.4 sq.m.) approx.

OUTBUILDINGS
224 sq.ft. (20.8 sq.m.) approx.







TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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Rushton
& COMPANY

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Stuart Rushton & Co, 35 King Street - WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk

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