

Knutsford

Wildgoose Avenue

IRLAMS of Knutsford

Knutsford, WA16 8DU

Wildgoose Avenue

£475,000









The Property

This immaculately presented three-bedroom, two-bathroom modern, detached property remains in show home condition and occupies arguably the best position on the development with views over open woodland. The property itself provides well-balanced, light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning open plan Living Dining Kitchen with Amtico flooring, fitted appliances and French doors to the rear garden, the master bedroom with fitted wardrobes and en-suite shower room, the beautifully appointed family bathroom, and the dual aspect living room.

Located in a lovely position on the edge of the town, within walking distance of all local amenities, whilst being ideally positioned for all major network links to the Northwest and beyond. The development itself offers lovely green areas including a play area, a football pitch and a wide, safe trim trail circulating the development, ideal for walkers, cyclists and joggers.

The property is approached over a flagged pathway, flanked by lawned gardens to either side with well-stocked borders and a large block paved driveway to one side leading to the detached garage. The rear gardens are a lovely feature of the property, being generous in proportion. Laid mainly to lawn, they are fully enclosed by wood lap fencing. A flagged patio area, accessed off the Living Dining Kitchen, provides an ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights and passing the railway station. Turn left again at the next traffic lights up Hollow Lane onto Mobberley Road and after passing the Fire Station on your left, turn left onto Parkgate Lane and after passing the parade of shops on your right continue into the new development where Wildgoose Avenue will soon be seen on your right.

- Immaculately 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
- Two bathrooms (one en-suite)
- Enclosed garden
- Off road parking
- Detached garage

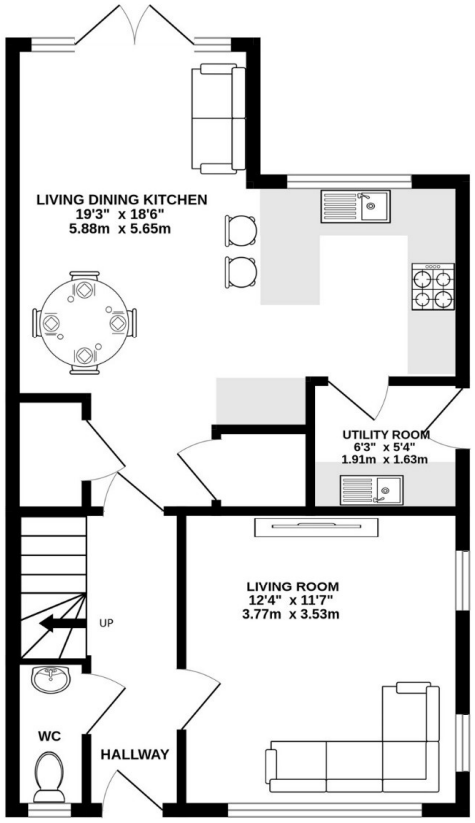
Postcode – WA16 8DU
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D
EPC - B



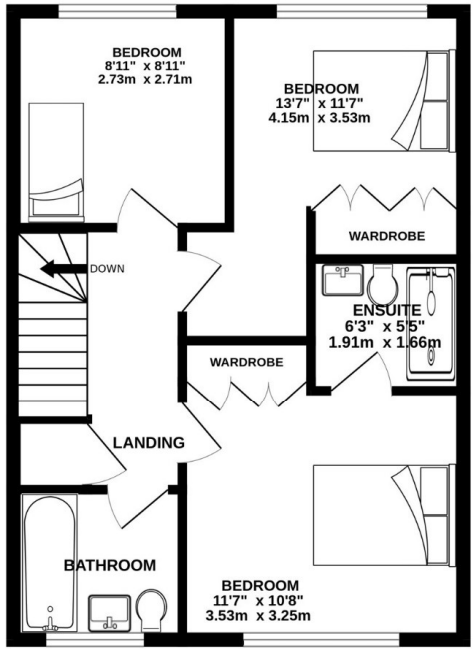




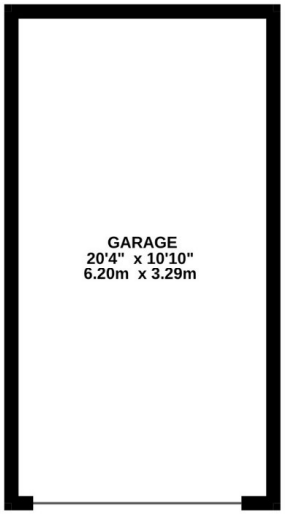
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



EXTERNALLY
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

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