Warren Avenue, Knutsford

Offers in Region of **£518,995**

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

Warren Avenue

Knutsford

Council Tax band: C

Tenure: Freehold

Services (NOT TESTED): All mains services are connected but have not been tested and you are advised to make your own enquirires and/or inspections

EPC Energy Efficiency Rating: TBC

Total Floor Area: 1104 SQFT approx

Viewings: Viewing strictly by appointment through the agents.

- Exceptional Extended Semi-Detached Home
- Four Bedrooms & Two Bathrooms
- Generous Corner Plot Position
- Versatile Layout with Ground Floor Suite
- Immaculate Dual Aspect Living Dining Room
- Stylish Extended Breakfast Kitchen
- Private Gardens with Patio Seating Area
- Prime Location Near Heath Park, Town Centre & Schools
- Viewing Essential & No Chain

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No Chain. An exceptional, beautifully appointed, and highly versatile four-bedroom, two bathroom extended semi-detached home, occupying a favourable corner plot with well-tended gardens and a generous sized driveway.

This immaculate property has been significantly enhanced over the years by the current owners, with a comprehensive programme of improvements including a new roof, upgraded double glazing, replacement internal and external doors, cavity wall insulation, and a modern boiler. The appealing corner position also offers exciting potential for further extension, subject to the necessary planning consents.

The accommodation is both spacious and flexible, briefly comprising a welcoming entrance hallway leading to a stunning dual-aspect living dining room, flooded with natural light and featuring French doors opening onto the rear garden, perfect for both everyday living and entertaining. The extended breakfast kitchen is well-appointed and thoughtfully designed, complemented by a downstairs W.C and access to the gardens.

A particularly noteworthy addition is the side extension, which creates a versatile fourth bedroom suite complete with a stylish en-suite shower room, ideal for guests, multi-generational living, or a private home office.

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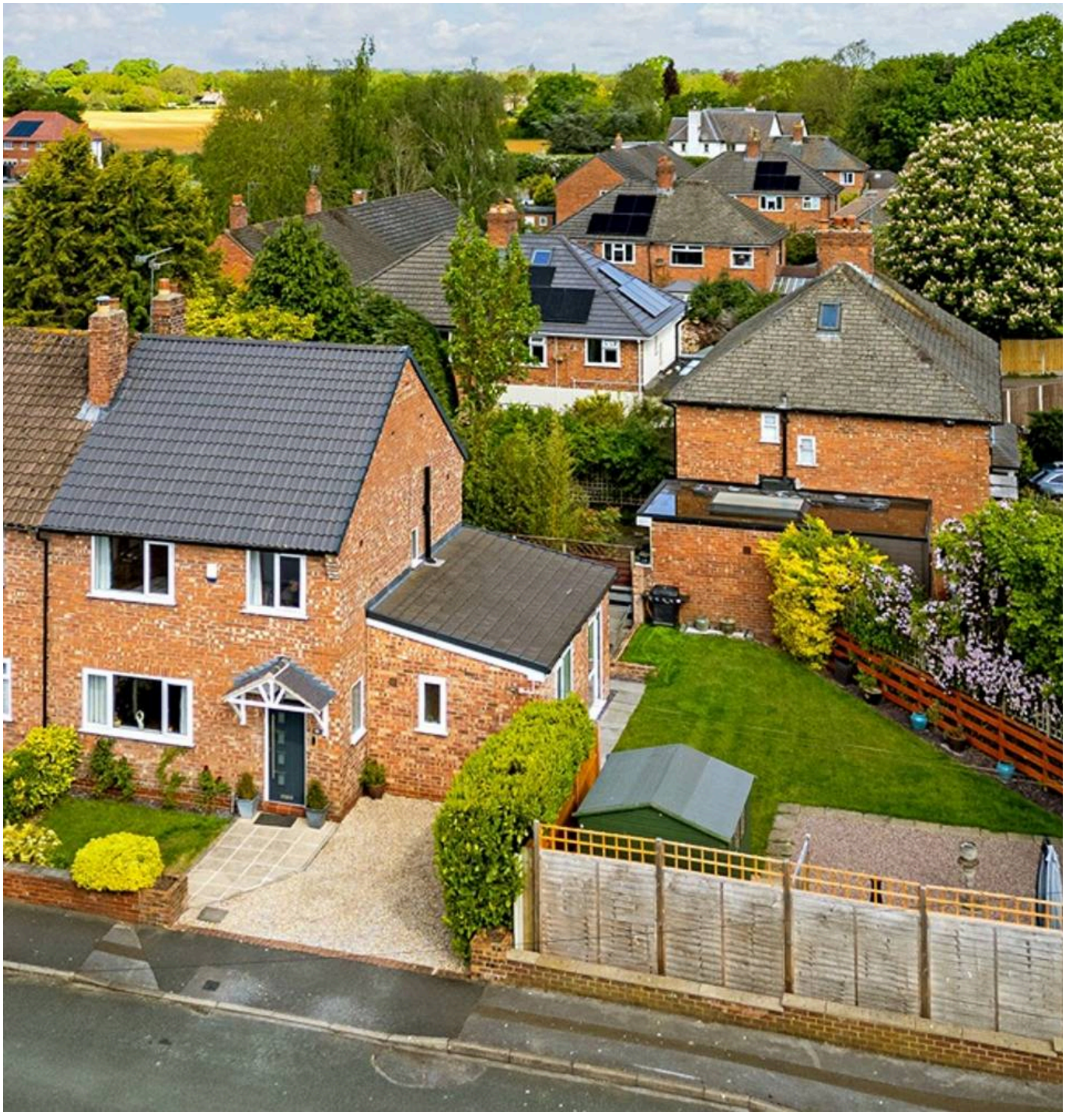
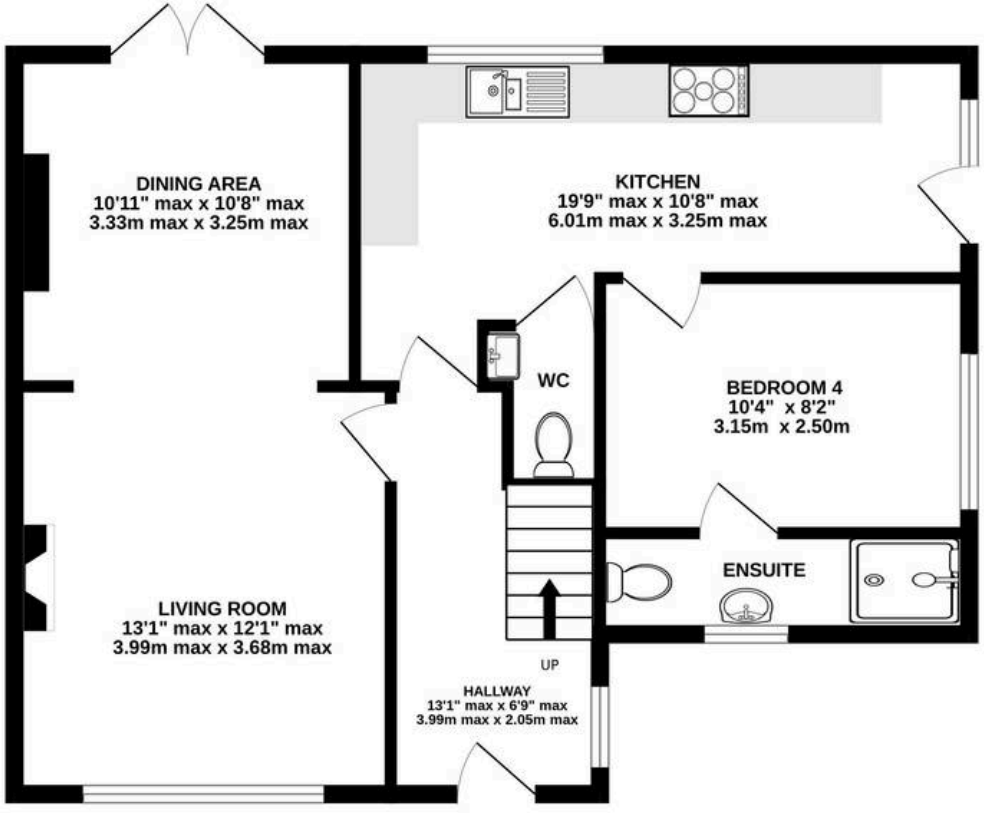
To the first floor are three well-proportioned bedrooms, two generous doubles and a larger than average third bedroom (approximately 8ft x 9ft max). These are served by an impressive, contemporary style 3-piece family bathroom, featuring a separate walk-in double shower. Externally, the property continues to impress, with beautifully maintained, fully enclosed gardens offering a good degree of privacy. A pleasant patio seating area provides the perfect space for outdoor dining, while mature borders, established hedging, with fencing enhances both the setting and seclusion.

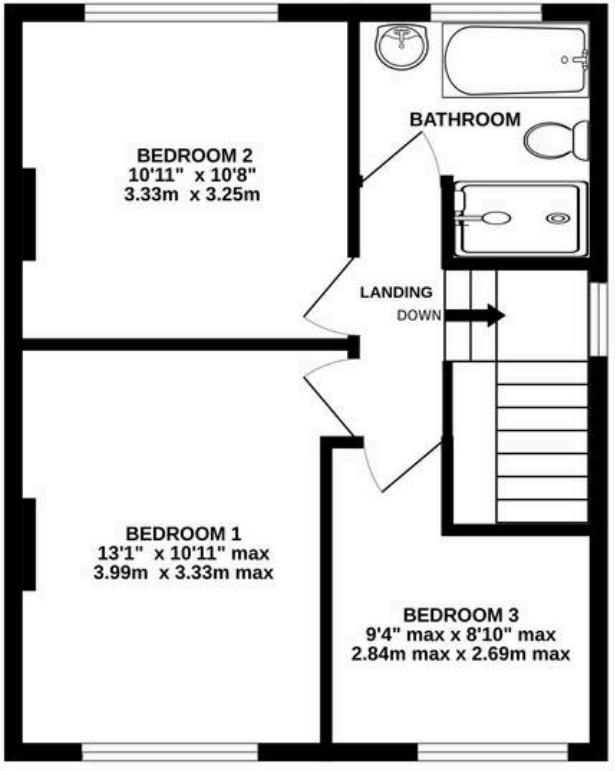
Positioned within a sought-after, family-friendly cul-de-sac, the property enjoys a prime location within walking distance of The Heath, vibrant town centre, and a selection of excellent schools. In summary an excellent opportunity to acquire a 'key turn' property with no onward chain.



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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