



Knutsford  
Springwood Avenue

  
IRLAMS  
*of Knutsford*

# Knutsford, WA16 8JA

## Springwood Avenue

### £375,000



### The Property

This deceptively spacious three-bedroom semi-detached family home has been extended and well maintained by the current owners, offering fantastic potential for further remodelling and extension (subject to the necessary planning permissions), due to the size and nature of the plot.

The property is situated in a highly sought-after location, just a short walk from the town centre and conveniently close to all local amenities. Particular mention must be made of the newly fitted kitchen, the spacious living room with French doors opening onto the large, private rear garden, and three generously sized double bedrooms.

Occupying a substantial corner plot, the property is approached via a block-paved driveway providing ample off-road parking, leading to the front entrance and integral garage. The rear garden is a standout feature, offering both size and privacy. It is mainly laid to lawn, complimented by an array of mature trees and hedging.

A flagged patio area, accessible from both the living room and kitchen, provides the perfect space for enjoying the private surroundings with family and friends.

### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left by the railway station. Turn left at the traffic lights up Hollow Lane onto Moberley Road and after passing the water tower and Parkgate on the left-hand side take the 4th left onto Springwood Avenue where the property can be found on your right at the head of the road.

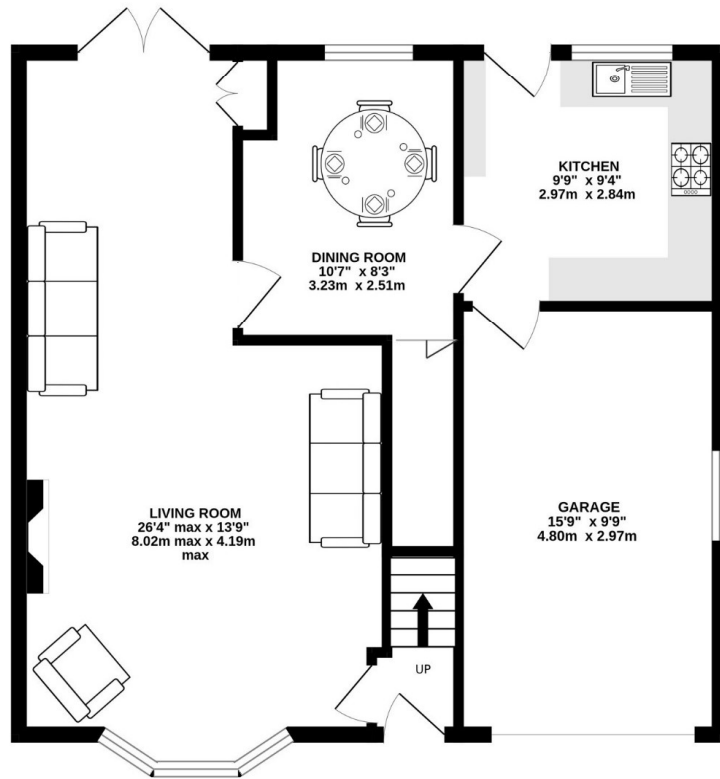


- Well- presented semi-detached property
- Spacious & flexible living accommodation
- Newly fitted kitchen
- Three generous bedrooms
- Spacious bathroom
- Large, private, enclosed garden
- Off road parking
- Garage

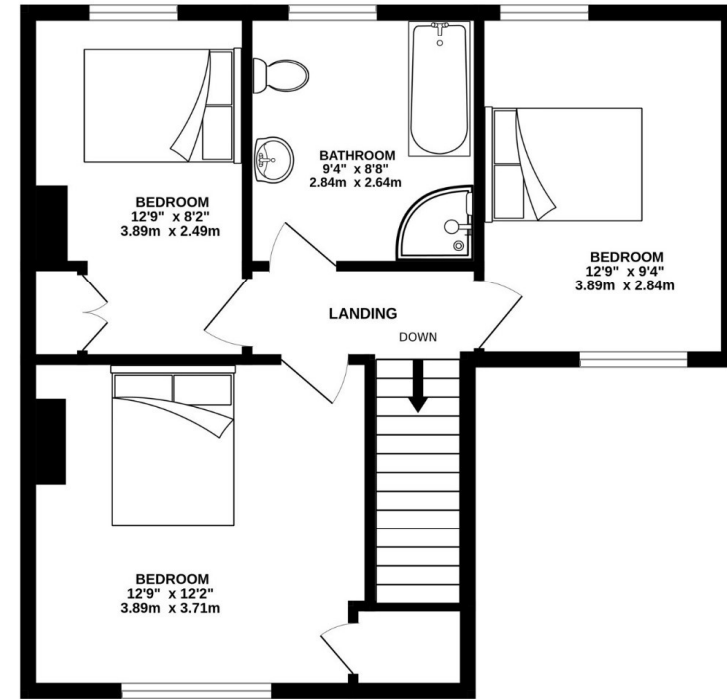
**Postcode** – WA16 8JA  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band C  
**EPC** - C



**GROUND FLOOR**  
658 sq.ft. (61.2 sq.m.) approx.



**1ST FLOOR**  
526 sq.ft. (48.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.**

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