



Knutsford
Sandiway


IRLAM
of Knutsford

Knutsford, WA16 8BU

Sandiway

Offers over £550,000



The Property

This immaculately presented three-bedroom semi-detached family home has been recently and sympathetically extended, refurbished, and remodelled by the current owners to provide light, spacious, and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning open-plan living dining kitchen, complete with a breakfast island with stone worktops and bi-fold doors opening onto the thoughtfully landscaped rear garden, the quaint living room with a large bay window and wood-burning stove, the newly fitted bathroom suite as well as the large attic space, which offers excellent additional storage, hobbies room or potential for conversion (subject to the relevant permissions).

In addition, there is a fantastic garage conversion, currently used as a home office, complete with a WC and French doors opening onto the patio - ideal for those who work from home. Situated in an ever-popular position on a no-through road in the heart of the town centre, the property is just a short stroll from all local amenities and schools, whilst also being well positioned for all major network links to the North West and beyond.

The property is approached through wrought iron gates onto a block-paved driveway, providing more than ample parking and leading to the front entrance, alongside a lawned front garden retained by mature hedging and wrought iron fencing. The rear gardens are predominantly laid to lawn, complemented by feature planting and well-stocked borders, all fully enclosed by timber lap fencing and mature foliage. A lovely flagged patio area off the living dining kitchen sweeps around the rear of the property, leading to the detached home office. A secondary raised patio area to the rear of the garden, providing an excellent space for alfresco dining and enjoying the pleasant surroundings with family and friends.

Directions

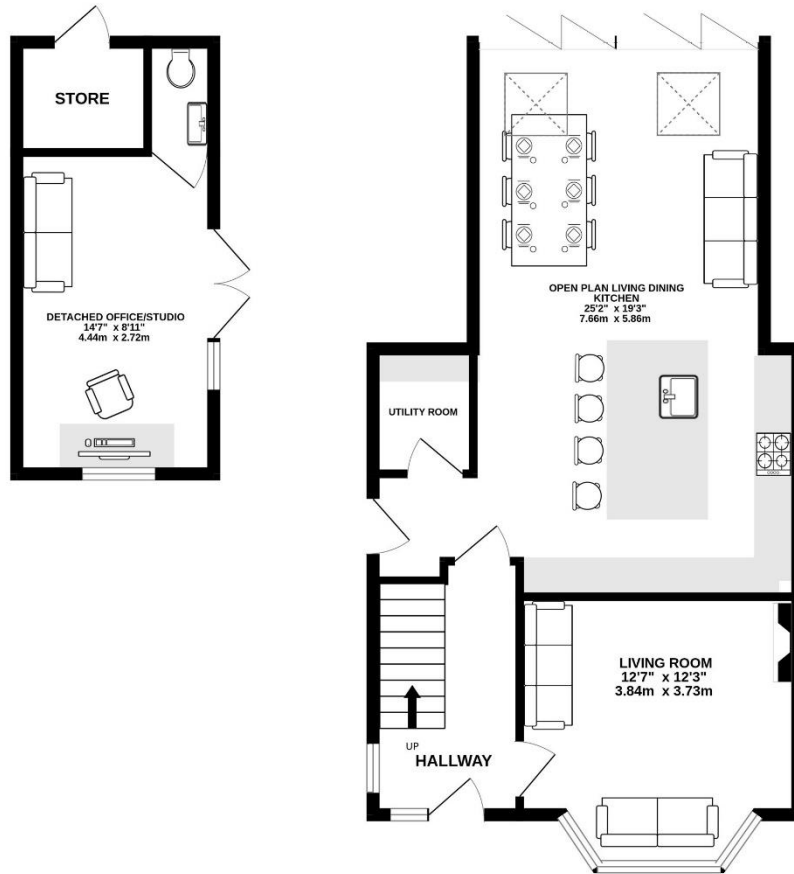
From the roundabout in the centre of Knutsford proceed along King Edward Road to the traffic lights and turn left onto Adams Hill passing the railway station. At the next set of traffic lights turn left onto Hollow Lane which becomes Moberley Road and take the first turning on the right onto Thorneyholme Drive. Take the first turning on the left onto Sandiway where the property can be found on the left-hand side.

- An immaculately presented semi-detached property
- Situated within a short stroll of Knutsford Town Centre
- Open plan living dining kitchen with integrated appliances & utility room
- Three bedrooms
- Contemporary bathroom
- Gated driveway providing off-road parking
- Detached home office/studio and WC
- Lovely front & rear gardens

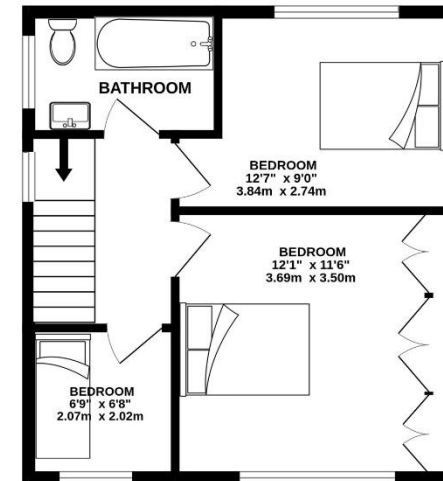
Postcode – WA16 8BU
EPC Rating – E
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



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

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