



Knutsford  
Boothfields

 IRLAMS  
of Knutsford



### The Property

This immaculately presented three-bedroom link detached property has been much refurbished and extended by the current owners to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open-plan Living Dining Kitchen incorporating full height glazed windows, atrium roof light, bi-fold doors and breakfast bar with separate utility, the refitted family bathroom with white suite as well as the generous living room and bedroom proportions.

Sitting in an elevated position in an ever-popular location in the town, forming a row of similar properties close to all local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a flagged driveway, providing ample off-road parking, leading to the front entrance and integral garage with open lawned garden to one side featuring mature foliage. The rear gardens are a lovely feature of the property, being generous in proportions with a private open aspect to the rear.

**Knutsford, WA16 8JY**  
**Boothfields**  
**£475,000**

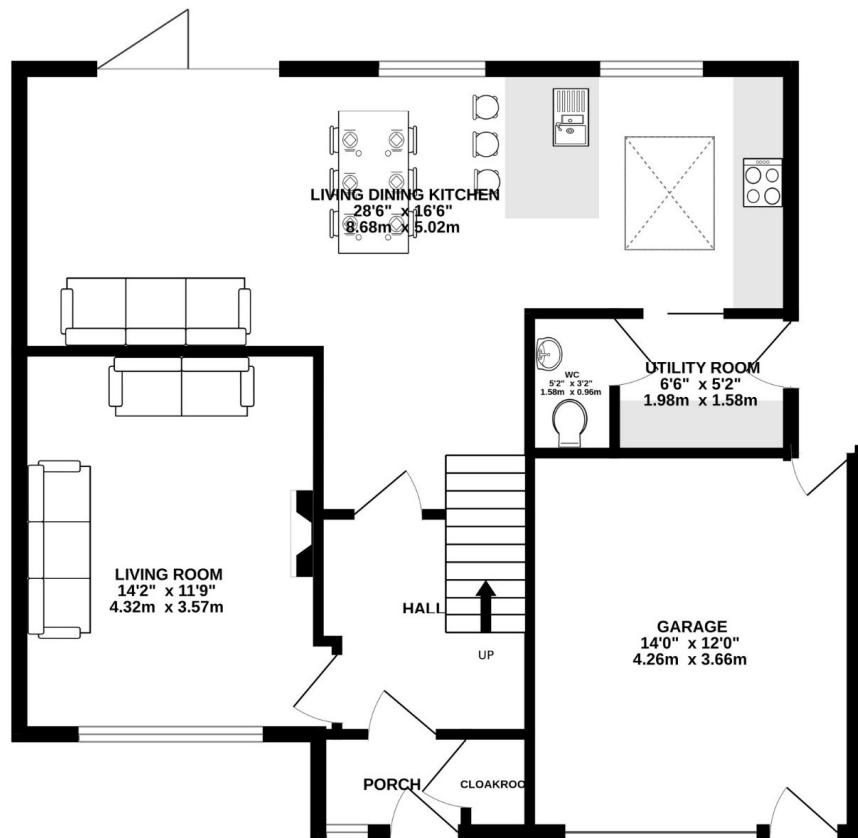


- Immaculately presented link-detached property situated in a lovely Knutsford location
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Three generous bedrooms
- Contemporary bathroom
- Generous, private rear garden
- Off road parking
- Garage

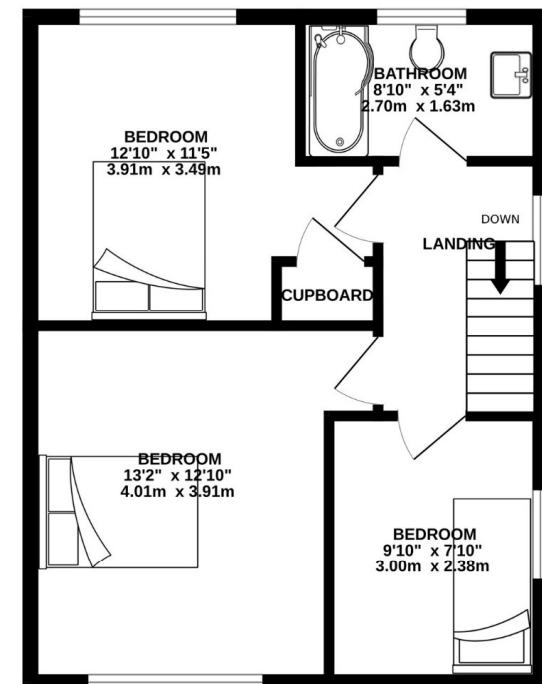
**Postcode** – WA16 8JY  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band D  
**EPC** - D



GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

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*of Knutsford*