



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.

Laid to lawn in the main with established borders surrounding, all fully enclosed by mature hedging and timber fencing. Flagged patio area with pergola and separate raised deck area provide ideal opportunity for alfresco dining and enjoying the lovely aspect.

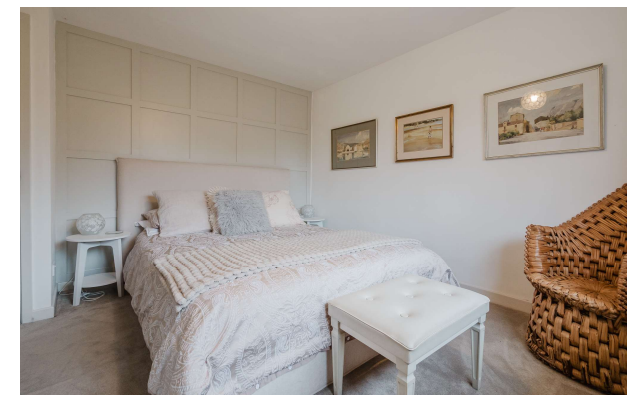
### Directions

From the roundabout in Canute Square travel along King Edward Road (A50). At the lights turn left passing the rail station proceed down Adams Hill. At the next set of traffic lights proceed straight ahead onto Brook Street, turn left opposite the Legh Arms public house onto Mobberley Road. Take the first right onto Manor Park South, follow this road and turn right into Higher Downs. Continue towards the bottom of the road turning left into Boothfields where the property will soon be seen.

# Knutsford, WA16 8JY

## Boothfields

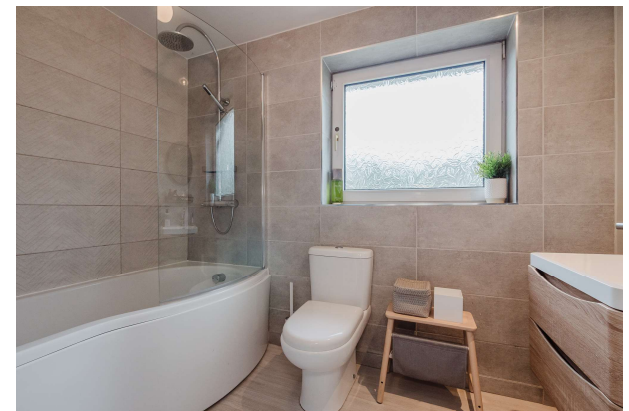
## £475,000



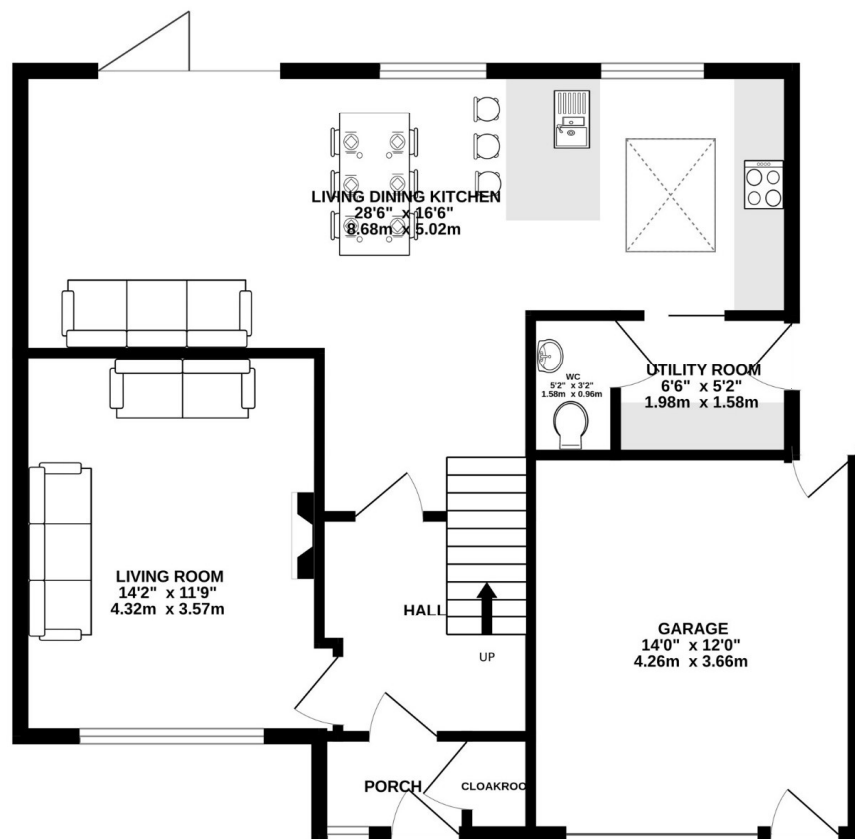


- Immaculately presented link-detached property situated in a lovely Knutsford location
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Three generous bedrooms
- Contemporary bathroom
- Generous, private rear garden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

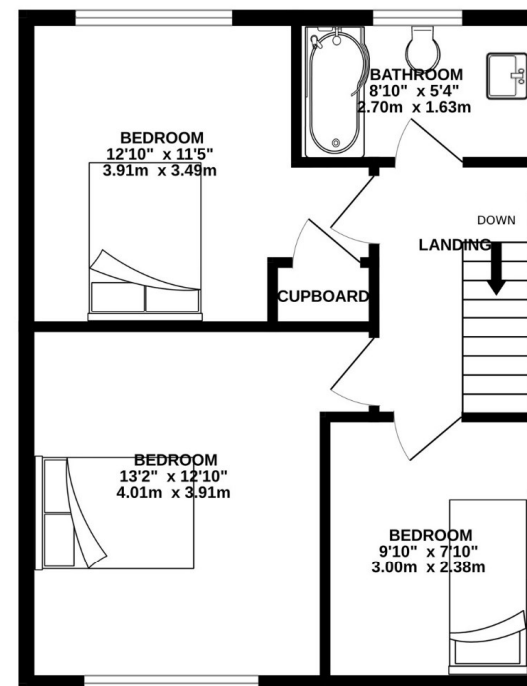
**Postcode** – WA16 8JY  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band D  
**EPC** - D



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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