



Knutsford
Woodvale Road


IRLAM
of Knutsford



The Property

This most attractive detached property has been sympathetically maintained and improved over the years by the current owners offering light, spacious and flexible living accommodation with an abundance of character features. Particular mention must be made of the master bedroom with recently fitted en-suite shower room, the refitted family bathroom in a contemporary style as well as the stunning reception rooms with stained glass, bay windows, feature fireplace and original coving. There is also great opportunity to extend and redevelop the property due to the size, nature and aspect of the plot, giving huge scope to makes one's own (subject to relevant permissions).

Located in the heart of the town on one of its most sought-after roads, enjoying an elevated position with views towards Sanctuary Moor and The Legh Road conservation area, a short walk to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached over a tarmac driveway, providing ample off-road parking, leading up to the front entrance and detached garage. The gardens are a fantastic feature of the property, being generous in proportions with a private, open aspect to all side. Laid to lawn in the main with a range of well stocked borders surrounding containing a wealth of plants and foliage, all fully enclosed by timber fencing, mature trees and established hedging. Stone flagged patio area sweeps around the rear of the property, offering fantastic scope for alfresco dining and enjoying the lovely aspect.

Directions

From the traffic lights at Knutsford Rail Station head south along Toft Road and take the second left-hand turn on to Woodvale Road. After turning into the road, the property will soon be seen on the left hand side.

SUMMARY OF ACCOMMODATION

- This beautifully presented, detached property offering a mix of contemporary style and original character features
- Situated on a most sought after road within the heart of Knutsford town centre
- Substantial, flexible living accommodation
- Four generous bedrooms & two bathrooms (one en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Driveway & detached garage



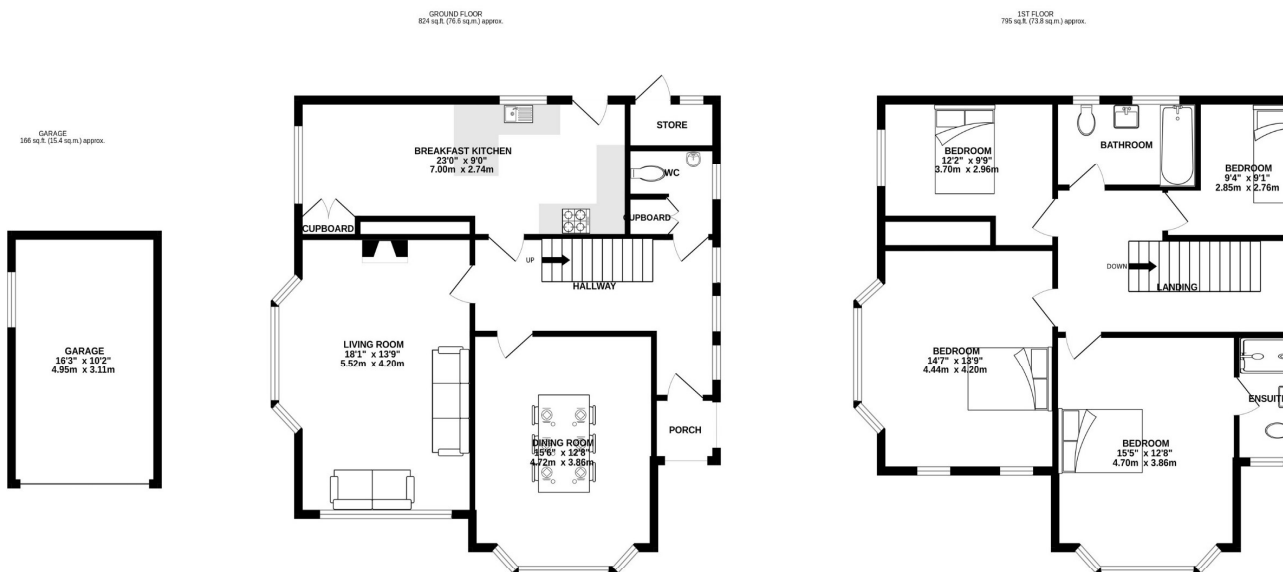




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Offers over – £1,000,000
Postcode – WA16 8QF
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band F



TOTAL FLOOR AREA: 1785 sq.ft. (165.8 sq.m.) approx.

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