



Knutsford
Boothfields


IRLAM
of Knutsford



The Property

This immaculately presented bespoke three bedroom, two bathroom detached family home has been lovingly maintained and improved by the current owners to offer contemporary living accommodation over two floors. Particular mention must be made of the stunning, open plan, living dining kitchen with fitted appliances with French doors out to the garden, the main bedroom with en-suite shower room and fitted wardrobes, the beautifully appointed four piece family bathroom suite as well as the dual aspect living room again with French doors leading out to the garden.

Sitting within a corner plot in an ever-popular location in the town, 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 gravel drive providing off road parking leading to the front entrance and integral garage store. The gardens are a lovely feature of the property. Laid to lawn in the main all fully enclosed by wood lap fencing and mature hedging.

A sweeping flagged patio area off the main reception rooms provides a lovely spot for alfresco dining with family and friends.

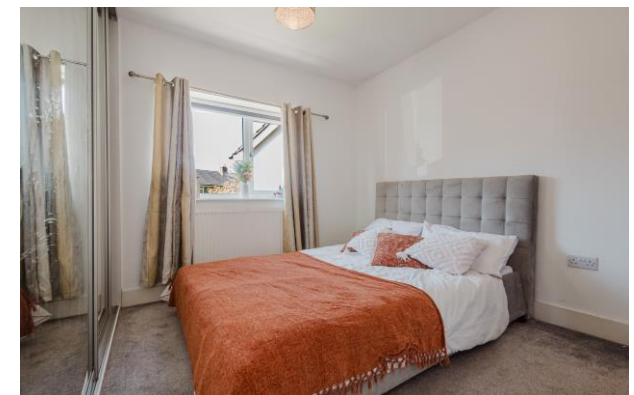
Directions

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 8JU

Boothfields

£490,000

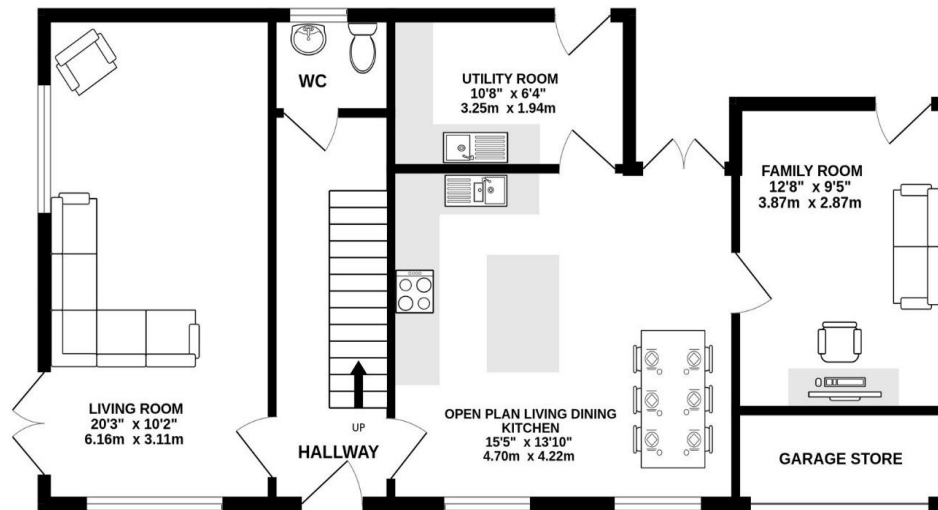


- Immaculately presented detached property situated in a lovely location
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Three generous bedrooms
- Two bathrooms (one en-suite)
- Private, enclosed garden
- Off road parking
- Garage store

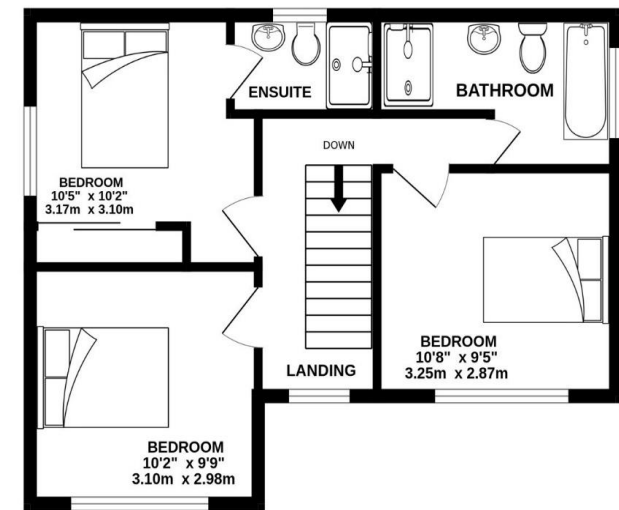
Postcode – WA16 8JU
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D
EPC - B



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1233sq.ft. (114.5 sq.m.) approx.

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