



Knutsford
Springwood Avenue



The Property

This deceptively spacious three-bedroom semi-detached family home has been extended and well maintained by the current owners, offering fantastic potential for further remodelling and extension (subject to the necessary planning permissions), due to the size and nature of the plot.

The property is situated in a highly sought-after location, just a short walk from the town centre and conveniently close to all local amenities. Particular mention must be made of the newly fitted kitchen, the spacious living room with French doors opening onto the large, private rear garden, and three generously sized double bedrooms.

Occupying a substantial corner plot, the property is approached via a block-paved driveway providing ample off-road parking, leading to the front entrance and integral garage. The rear garden is a standout feature, offering both size and privacy. It is mainly laid to lawn, complimented by an array of mature trees and hedging.

A flagged patio area, accessible from both the living room and kitchen, provides the perfect space for enjoying the private surroundings with family and friends.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left by the railway station. Turn left at the traffic lights up Hollow Lane onto Mobberley Road and after passing the water tower and Parkgate on the left-hand side take the 4th left onto Springwood Avenue where the property can be found on your right at the head of the road.

Knutsford, WA16 8JA
Springwood Avenue
£350,000



- Well- presented semi-detached property
- Spacious & flexible living accommodation
- Newly fitted kitchen
- Three generous bedrooms
- Spacious bathroom
- Large, private, enclosed garden
- Off road parking
- Garage

Postcode – WA16 8JA

Tenure – Freehold

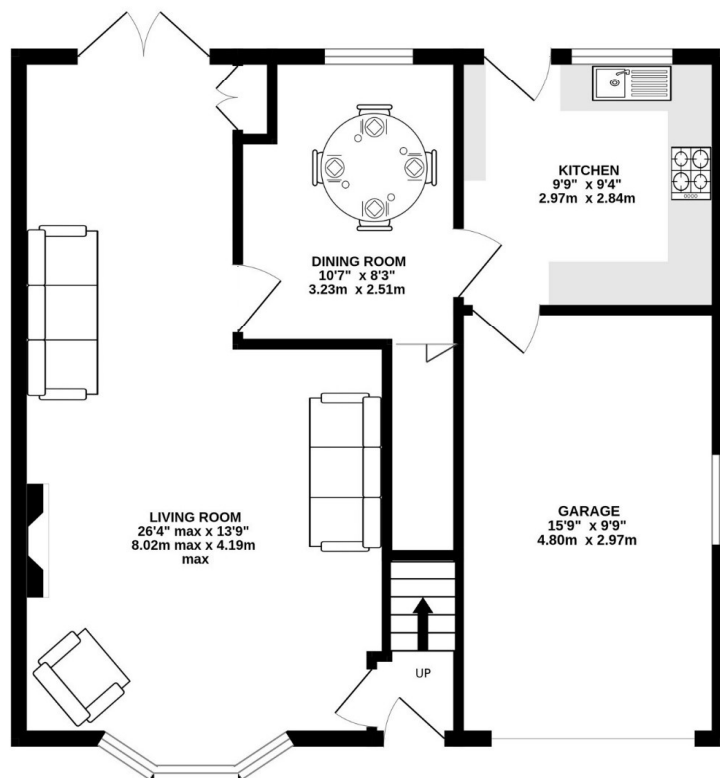
Local Authority – Cheshire East

Council Tax – Band C

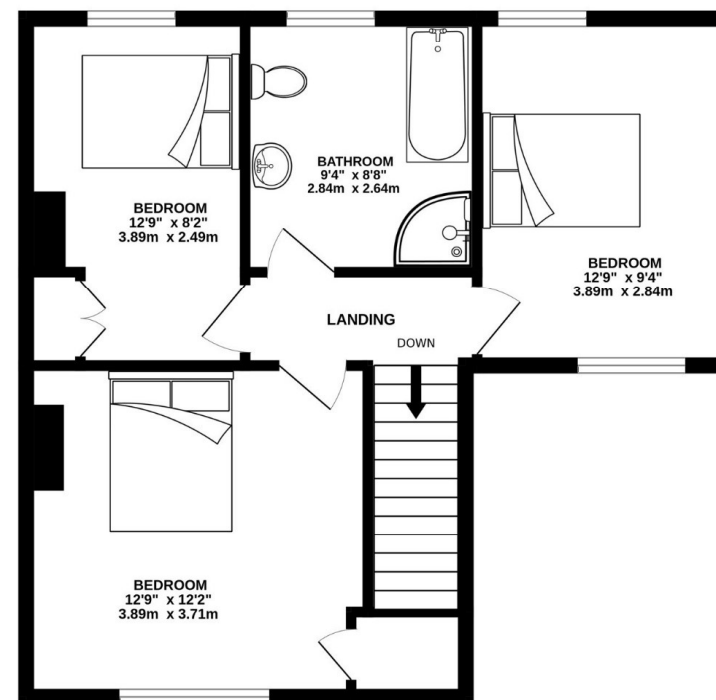
EPC - C



GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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.

Made with Metropix ©2026

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.
- (d) We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your Solicitor or with us in respect of anything above you feel crucial before you proceed with the purchase of this property.

