



Knutsford
Legh Road


IRLAMS
of Knutsford



The Property

This substantial and characterful six-bedroom, four-bathroom semi-detached Victorian property has been sympathetically maintained and improved over the years by the current owners to now provide light, spacious and extremely flexible living accommodation blending period features and modern convenience. Particular mention must be made of the spectacular formal dining room with wood panelling, sash windows, original fireplace, coving, architraves and ceiling rose, separate living room with bay window and Hetherington Newman fitted furniture around an open fireplace, the master bedroom suite with fitted wardrobes, en-suite bathroom and French doors on the glass balustrade balcony as well as the generous bedroom and bathroom proportions to the upper two floors.

Located in a super position on Legh Road, the area's most prestigious residential address in the heart of the conservation area, surrounded by character properties of the Richard Harding-Watt era a short stroll to the town centre and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through stone pillars over a tarmac driveway leading to large block paved parking area encompassing the side of the property, providing more than ample parking and leading 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 towards Sanctuary Moor. Laid to lawn in the main with a range of well stocked, shaped borders containing a wealth of different plants and foliage, all enclosed by mature hedging and stone walls. Decked patio/balcony area off the rear of the property provides ideal opportunity for alfresco dining and enjoying the lovely views whilst there is a further sunken courtyard to the rear of the plot with brick barbeque and seating area.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights by the rail station. Proceed through the next traffic lights up Brook Street. After passing the Legh Arms public house turn right onto Legh Road where the property can be seen on the right hand side.

SUMMARY OF ACCOMMODATION

- This beautifully presented, semi-detached, Victorian property offering a wealth of original character features
- Located in a super position on Legh Road, the area's most prestigious residential address in the heart of Knutsford's Conservation Area
- Substantial, flexible living accommodation set over four floors
- Dining kitchen & separate utility room
- Six generous bedrooms & Four bathrooms (three en-suite)
- Stunning, private formal gardens with patios, lawned areas & multiple seating areas & summerhouse, ideal for alfresco dining and entertaining
- Driveway & detached double garage
- No chain



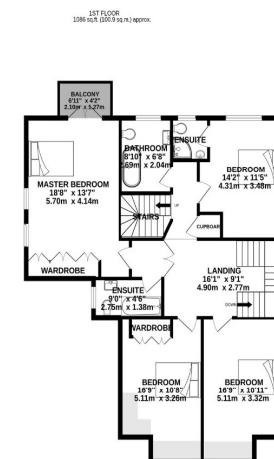
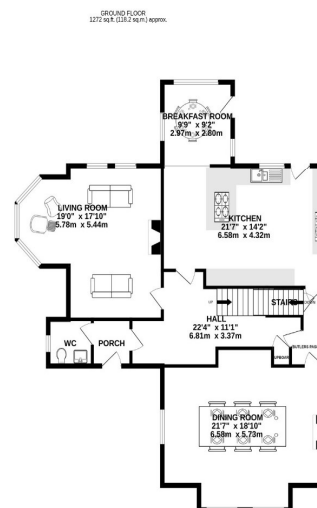
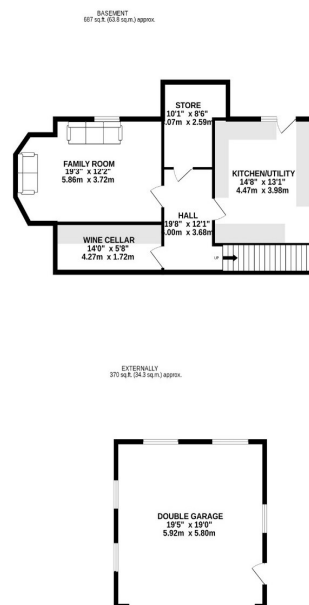




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Guide Price – £1,725,000
Postcode – WA16 8LP
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band G
EPC Rating – D



TOTAL FLOOR AREA : 4135 sq.ft. (384.2 sq.m.) approx.

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