

76 Boothfields, Knutsford

Knutsford

£450,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







76 Boothfields

Knutsford

Council Tax band: D

Tenure: Freehold

Services (NOT TESTED): services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East

EPC Energy Efficiency Rating: D

Total Floor Area: 985 SQ FT

Viewings: Viewings strictly by appointment through the agents

- Detached Bungalow
- Versatile Accommodation
- 3 Bedrooms Overlooking the Rear Garden
- Bright & Spacious Open Plan Living Dining Room
- Well Appointed Fitted Kitchen
- Generous Sized Conservatory
- 3-Piece Bathroom
- Private Driveway & Gardens

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A well appointed, versatile and spacious three-bedroom detached bungalow, complemented by a generous conservatory, landscaped rear garden and private driveway. The combination of well-proportioned accommodation, impressive presentation and attractive outdoor space creates an appealing home that is sure to attract a variety of potential buyers.

The property is further enhanced by an elevated and particularly generous plot, with a landscaped rear garden and patio providing an ideal setting for outdoor relaxation and entertaining. There is also excellent scope to extend or reconfigure the existing accommodation, subject to the necessary planning consents, offering flexibility and exciting potential for a new owner.

An internal inspection will reveal a welcoming entrance hallway with two useful storage cupboards, leading through to a bright and spacious open plan living dining room which flows naturally into the recently updated fitted kitchen. Recently installed bi-fold doors provide an attractive connection to the conservatory, creating an additional reception space overlooking the garden.







- Detached Bungalow
- Versatile Accommodation

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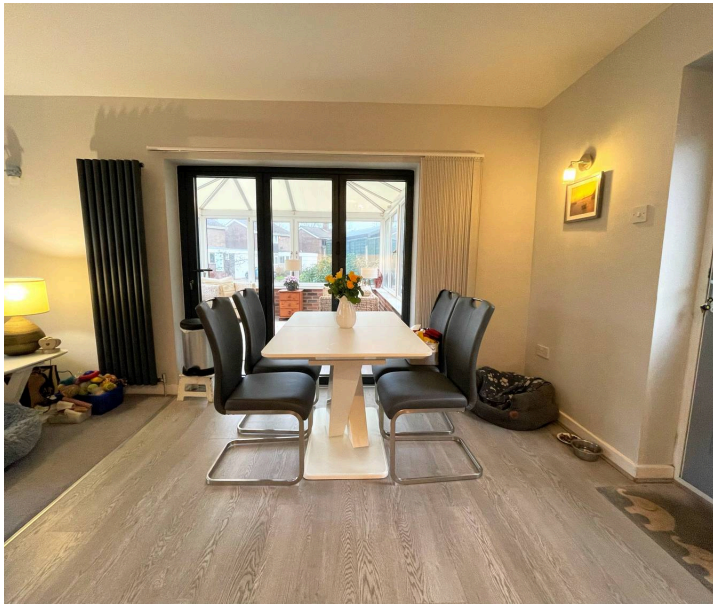
Knutsford

A particularly appealing feature is the thoughtful arrangement of the accommodation, with all three bedrooms positioned away from the main living areas and enjoying a pleasant outlook over the rear garden. There are two impressive double bedrooms, together with a versatile third bedroom which could equally serve as an additional reception room, home office or hobby space. A 3-piece family bathroom completes the accommodation.

Externally, the landscaped rear garden and entertaining patio provide a wonderful backdrop, with ample space for outdoor dining and relaxation.

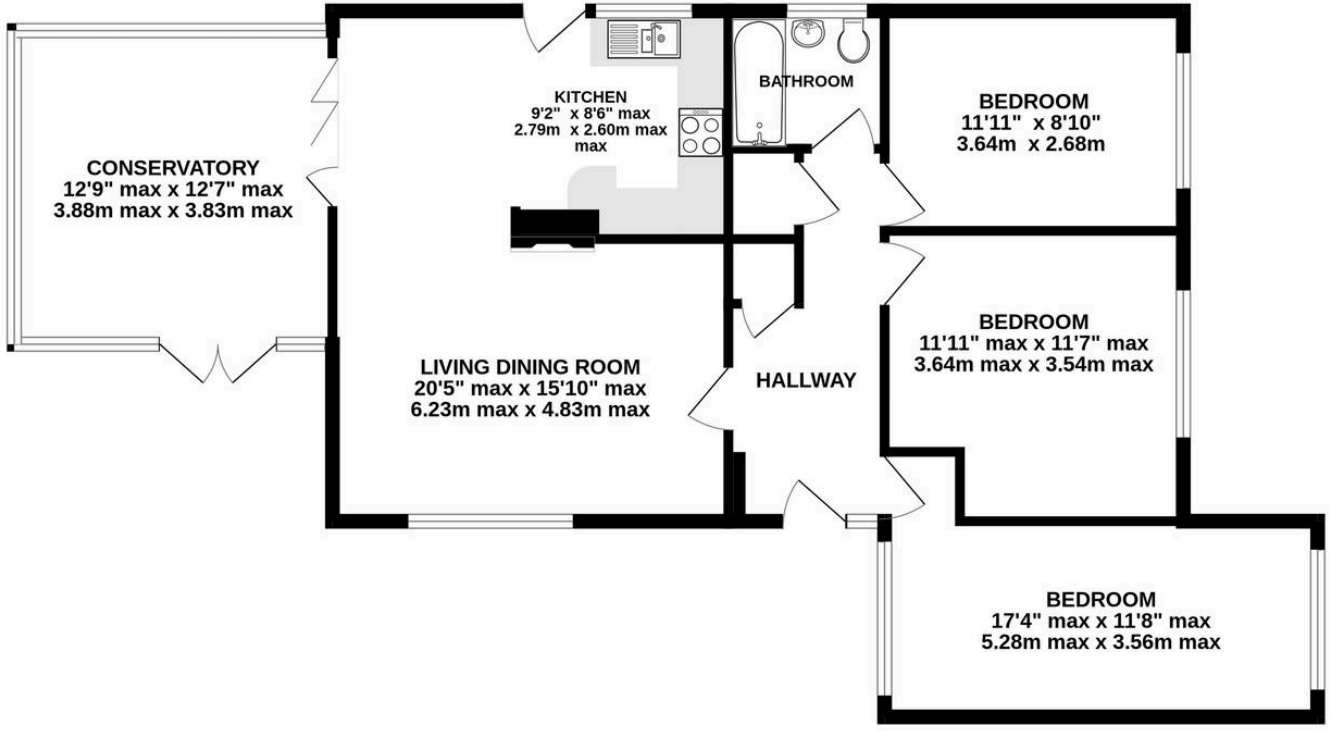
Ideally situated within walking distance of highly regarded local schools and within easy reach of the town centre and railway station, this attractive and versatile detached bungalow represents an excellent opportunity and is certainly not to be missed.







GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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