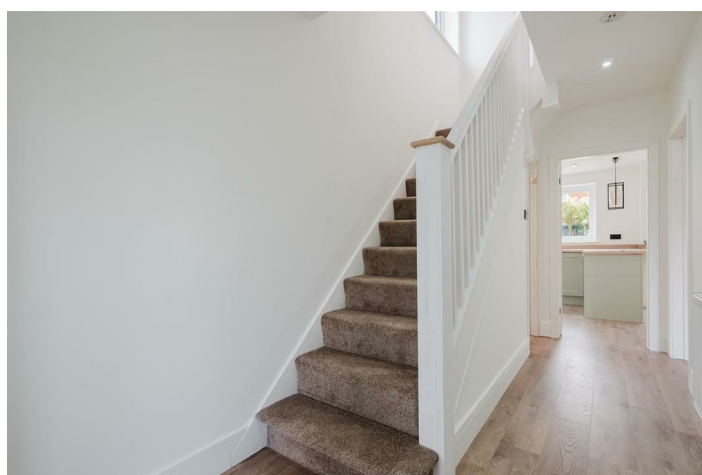


FREEHOLD



House - Link Detached (EPC Rating: D)

9 Lodge Road, Knutsford, WA16 8HA

Offers in excess of
£495,000

ACOBAS



3 Bedroom House - Link Detached located in Knutsford

Acobas are proud to present this exceptional three bedroom linked-detached home, recently refurbished to an outstanding standard, offering beautifully finished accommodation and modern open-plan living in a prime Knutsford location.

Having undergone a comprehensive and high-quality renovation, the property has been thoughtfully redesigned to combine contemporary styling with practical family living. Finished in a clean, neutral palette throughout, the home is presented in true turnkey condition.

The property is approached via a newly laid driveway providing ample off-road parking for multiple vehicles, leading to a welcoming entrance porch and into a bright and well-proportioned hallway.

To the front, a spacious living room provides a warm and inviting setting, enhanced by an electric fireplace and large double glazed windows allowing natural light to fill the space, creating an ideal environment for both relaxation and entertaining.

The rear of the property has been transformed into a stunning open-plan kitchen, dining and living space — undoubtedly the heart of the home. The kitchen is finished with high-quality cabinetry, generous worktop space and a central island/breakfast area, perfectly suited to modern lifestyles. The dining area benefits from excellent natural light and direct access to the garden via large french doors, creating a seamless indoor-outdoor flow, ideal for entertaining and family living. A separate utility room offers further practicality, complemented by a stylish ground floor W/C.

To the first floor, the property offers three well-proportioned bedrooms arranged around a central landing. The principal bedroom is a generous double, whilst the additional bedrooms provide flexibility for family living, guest accommodation or home working. The accommodation is served by a beautifully appointed three piece family bathroom, finished to a high standard with a contemporary suite including bath and separate shower, alongside modern fittings and stylish flooring.

Externally, the property enjoys a landscaped rear garden, featuring a paved patio area and a well-maintained lawn, providing a private and low-maintenance outdoor space ideal for both entertaining and everyday use.

Location

Situated on Lodge Road, this property occupies a highly desirable residential position within close proximity to Knutsford town centre. The area offers an excellent range of independent shops and amenities, alongside highly regarded local schools. Knutsford railway station and major motorway links are easily accessible, making the location ideal for commuters.

This is a rare opportunity to acquire a fully refurbished home with no onward chain and finished to an exceptional standard, offering modern open-plan living, high-quality finishes and a prime location.

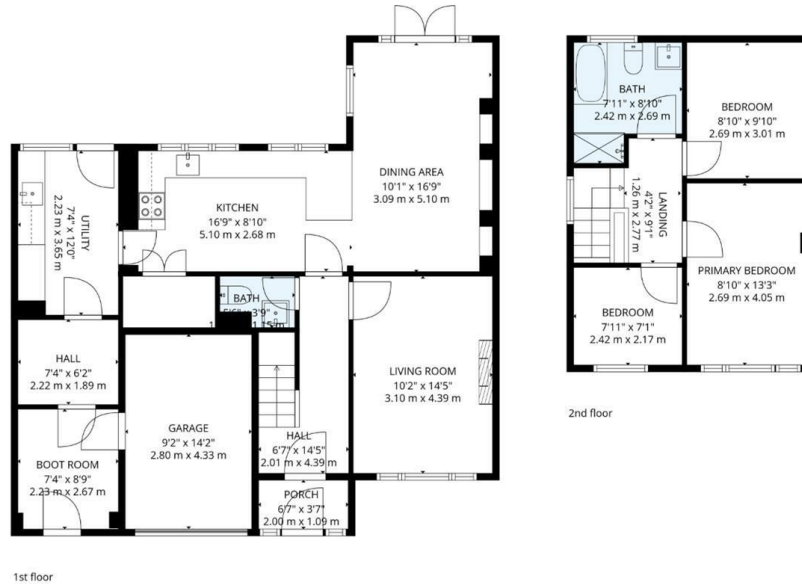


In accordance with the Estate Agents Act 1979, we declare that a personal interest exists in the sale of this property



Cheshire | 25 Princess Street, Knutsford, Cheshire, WA16 6BW





TOTAL: 1132 sq. ft, 105 m²
 1st floor: 730 sq. ft, 68 m², 2nd floor: 402 sq. ft, 37 m²
 EXCLUDED AREAS: PORCH: 23 sq. ft, 2 m², GARAGE: 131 sq. ft, 12 m², UTILITY: 88 sq. ft, 8 m²,
 WALLS: 132 sq. ft, 13 m²

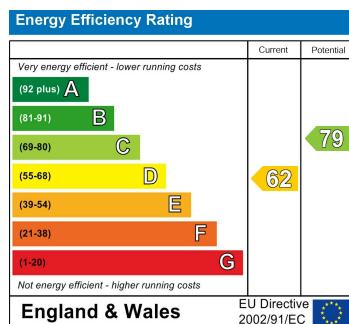
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Council Tax Band

D

Energy Performance Graph



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www.acobas.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

ACOBAS