



Knutsford  
Summers Way

  
IRLAM  
*of Knutsford*

# Knutsford, WA16 9AR

## Summers Way

### £550,000



### The Property

This well-presented three-bedroom detached family home has been lovingly maintained and improved over the years by the current owner to provide light, spacious and flexible accommodation. Particular mention must be made of the open-plan living dining room with dual aspect allowing floods of natural daylight, the separate snug/study overlooking the private garden, the generous bedroom proportions as well as the fantastic potential to further extend, remodel and refurbish due to the size, nature and aspect of the plot. Located in an ever-popular position, forming a development of similar properties close to Bexton Primary School and a short walk to the town centre, whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached over a driveway providing off-road parking, leading to the front entrance and integral garage, flanked by an open lawned garden with feature planting.

The rear gardens are a lovely feature of the property, being of generous proportions with a private aspect. Laid to lawn in the main with a range of well-stocked borders surrounding, fully enclosed by timber lap fencing and mature hedging. A flagged patio area off the living/dining room provides an ideal opportunity for al fresco dining with family and friends.

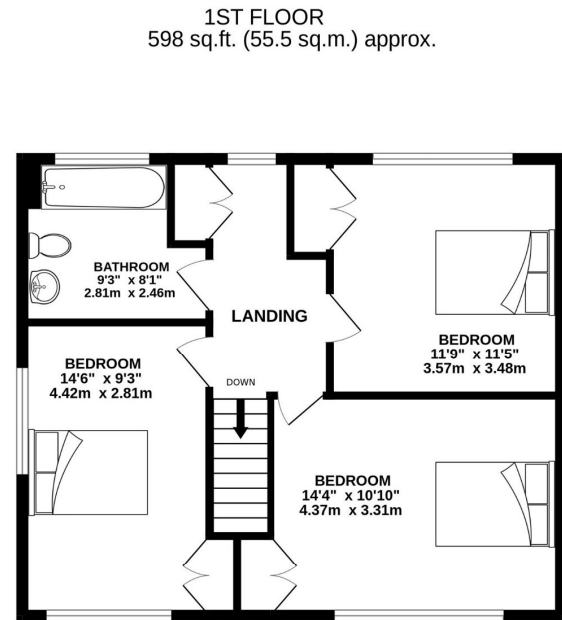
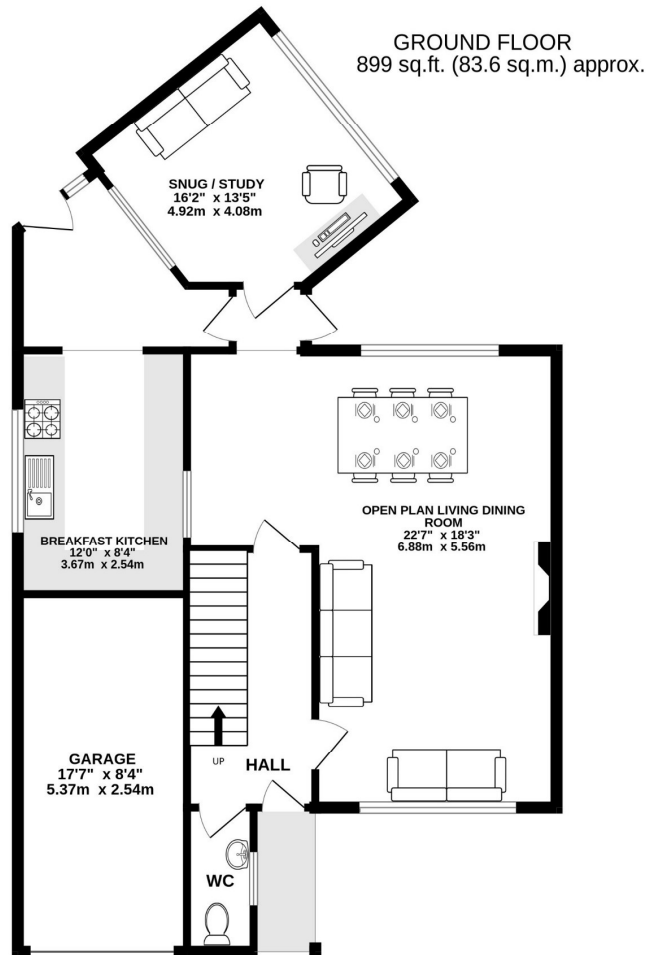
### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) and at the traffic lights continue straight onto Toft Road (A50). After passing Paradise Garage and the Esso Garage turn right onto Beggarmans Lane and first right onto Summers Way.

- Well-presented detached property situated in a lovely town centre location
- Spacious & flexible living accommodation
- Open plan living dining room
- Breakfast kitchen
- Downstairs WC
- Three generous bedrooms
- Bathroom
- Private, enclosed garden
- Off road parking
- Garage

**Postcode** – WA16 9AR  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band E  
**EPC** - TBC





**TOTAL FLOOR AREA:** 1497 sq.ft. (139.1 sq.m.) approx.

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