

Queensway, Knutsford

Knutsford

£550,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







29 Queensway

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: 1226

Viewings: Viewings strictly by appointment through the agents

- Beautifully Appointed & Extended 3 Bedroom Semi-Detached
- Sought-After & Peaceful Cul-De-Sac Setting
- Impressive Open-Plan Living Dining Kitchen with Glazed Atrium & Island
- Spacious Bay-Fronted Formal Living Room
- Three Well-Presented Bedrooms & Family Bathroom
- Private, Well-Stocked South-Facing Rear Garden & Patio
- Approved Planning Permission (Ref 23/4613M)
- Driveway & Useful Half Garage

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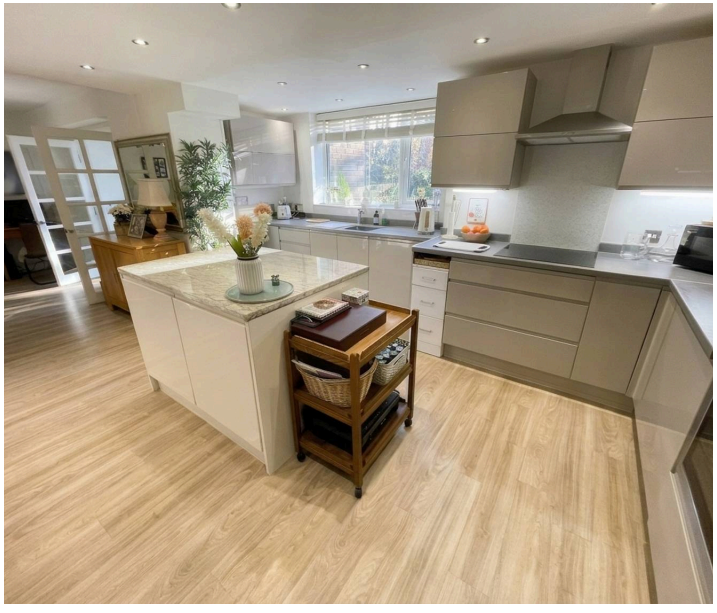
An attractive, beautifully appointed and extended three-bedroom semi-detached home, enjoying a private, well-stocked south-facing rear garden with entertaining patio. The property occupies a peaceful and highly desirable cul-de-sac position, conveniently situated within a pleasant level walk of The Heath, Knutsford town centre and popular local schools.

The versatile ground floor accommodation is a particular highlight, centred around an impressive open-plan living dining kitchen with glazed atrium and Island, creating a wonderful light-filled space for everyday family living and entertaining. This is complemented by a spacious bay-fronted formal living room, separate utility room and downstairs cloakroom/W.C. A welcoming entrance hallway completes the ground floor.

To the first floor are three well-presented bedrooms, comprising two comfortable double rooms and a larger-than-average third bedroom, all served by a well-appointed 3-piece family bathroom with shower over bath.







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A further attraction is the benefit of approved planning permission (Planning Reference: 23/4613M), offering purchasers the exciting opportunity to extend the existing accommodation further and create a home tailored to their own requirements and individual taste.

Externally, the beautifully maintained and well-stocked south-facing rear garden provides a private and attractive setting, with a generous entertaining patio ideal for enjoying the afternoon and evening sunshine. To the front, there is ample off-road parking together with a useful half garage, providing additional storage.

Occupying a particularly desirable cul-de-sac setting in a sought-after residential location, this is an appealing home combining excellent existing accommodation, superb outdoor space, and exciting potential for further enhancement. An early viewing is strongly recommended.









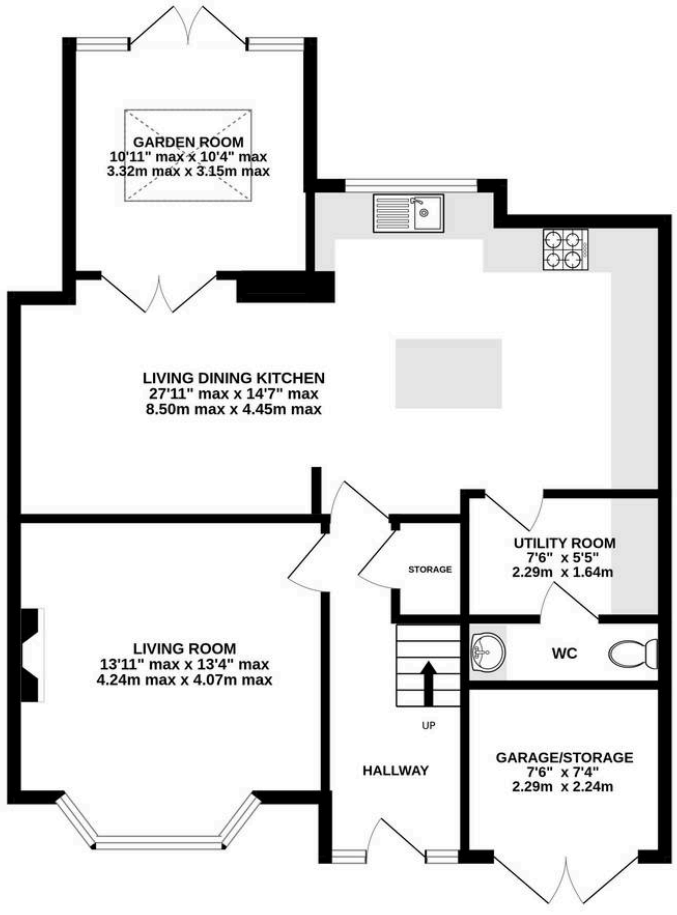


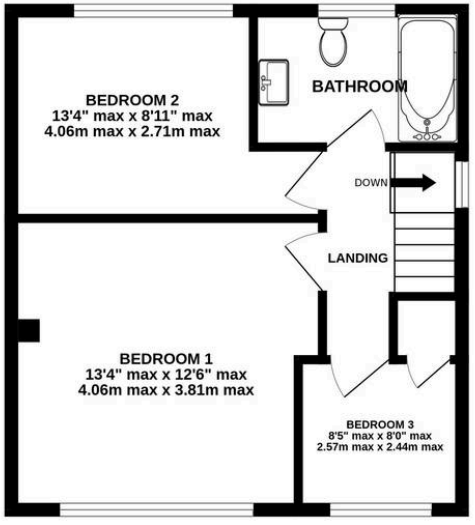




GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.





TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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