



Knutsford
Kenilworth Avenue


IRLAMS
of Knutsford



Knutsford, WA16 8JX

Kenilworth Avenue

£395,000



The Property

This deceptively spacious three-bedroom detached bungalow sits in a great position within a quiet and peaceful cul-de-sac of similar properties, just a short walk from local amenities.

The property has been well maintained by the current owner over the years; however, it would now benefit from a programme of improvement and offers fantastic potential to remodel and/or extend, due to the size and nature of the plot (subject to the relevant planning permissions).

Particular mention must be made of the spacious kitchen/dining room and the living room with its large window to the front allowing floods of natural daylight, as well as the private rear garden with an open aspect.

Located within a quiet cul-de-sac on a well-established development of similar properties, the bungalow is just a short walk from local amenities and is ideally positioned for major transport links to the North West and beyond.

The property is approached over a flagged driveway providing ample off-road parking, leading to the front entrance and garage, with an open lawned garden.

To the rear is a private garden with an open aspect, laid mainly to lawn with an array of mature foliage and feature planting, all contained by wood lap fencing. A patio area accessed from the rear of the property provides the perfect spot for relaxing and enjoying the private aspect.

Directions

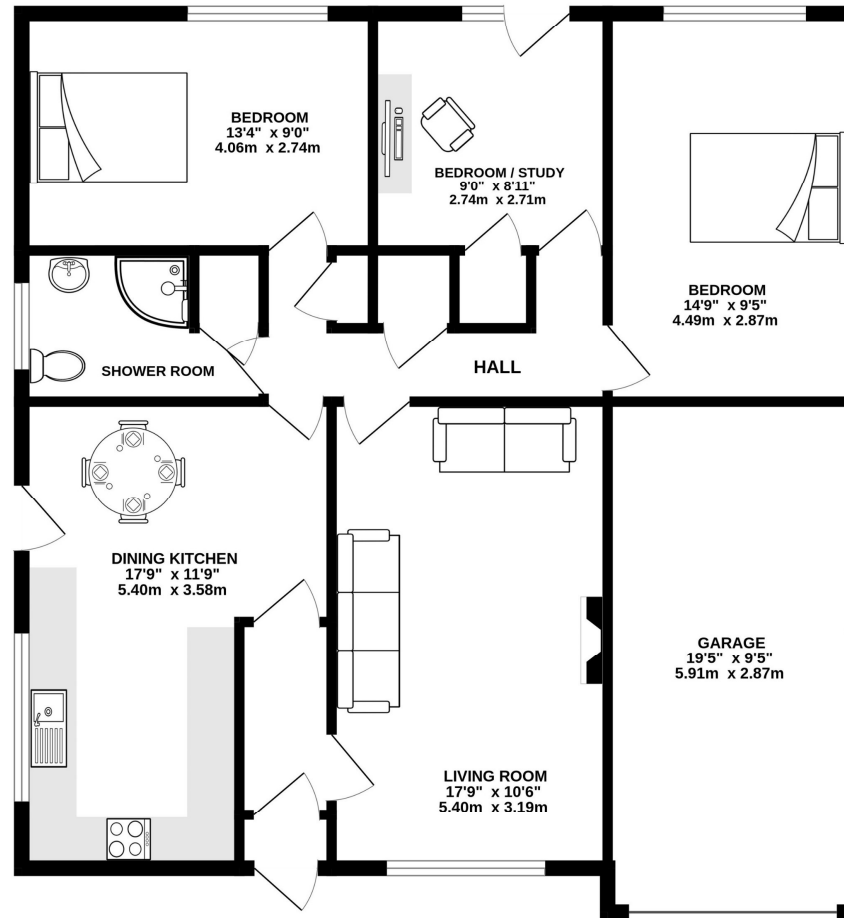
From the roundabout in the centre of Knutsford proceed along King Edward Road to the traffic lights by the railway station and turn left onto Adams Hill. At the next set of traffic lights proceed straight ahead up the hill and turn left opposite the Legh Arms public house onto Mobberley Road. Take the first right onto Manor Park South, follow this road and turn right into Higher Downs. Continue towards the bottom of the road turning left into Boothfields, and then take the 2nd left into Kenilworth Avenue where the property can be found.

- Spacious detached bungalow situated in a lovely cul-de-sac location
- Short walk to local amenities
- Flexible living accommodation one level
- Potential to modernise and remodel/extend (subject to relevant permissions)
- Dining kitchen
- Three generous bedrooms
- Shower room
- Enclosed, split level garden
- Off road parking
- Garage

Postcode – WA16 8JX
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D
EPC - TBC



GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.

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