







25 Acacia Avenue

Knutsford

A well-presented and thoughtfully extended family home, occupying a popular and convenient position within very easy reach of Knutsford's excellent schools, amenities, and transport links.

The property offers light and flowing accommodation throughout, designed with modern family living in mind. The ground floor provides a welcoming living room, a well-proportioned dining area, and a fitted kitchen that opens seamlessly into the heart of the home, creating a practical and sociable layout. A separate study adds valuable flexibility, ideal for home working or additional reception space, while the integral garage and the utility room and downstairs WC areas provide excellent storage solutions and day-to-day practicality.

To the first floor, the accommodation is arranged around a central landing and includes a generous principal bedroom with a modern ensuite shower room alongside two further well-sized bedrooms, all served by a family bathroom, making the layout ideal for a growing family.

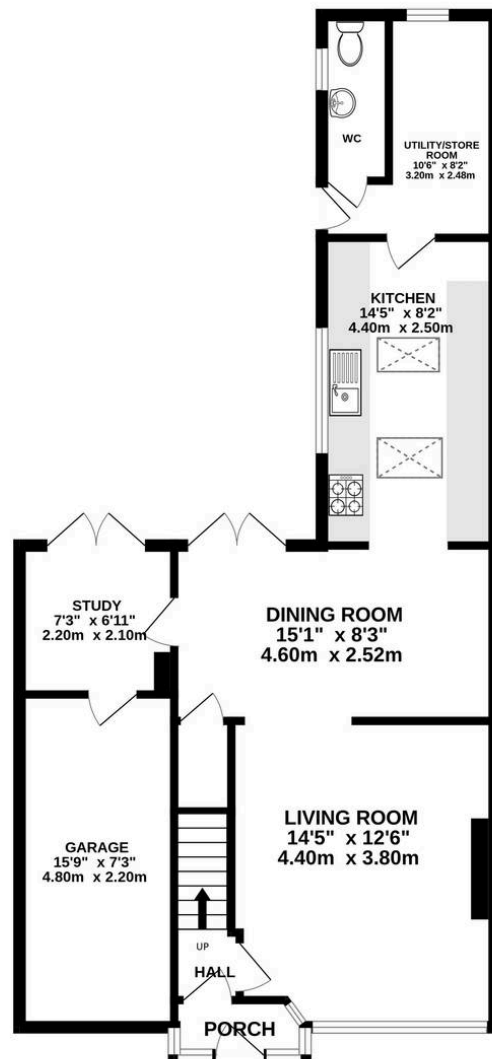
Externally, the property benefits from driveway parking to the front and a good-sized rear garden to the back, offering a private and versatile outdoor space suitable for children, entertaining, or relaxation.

Council Tax band: C. Tenure: Freehold. EPC Energy Efficiency Rating: D.

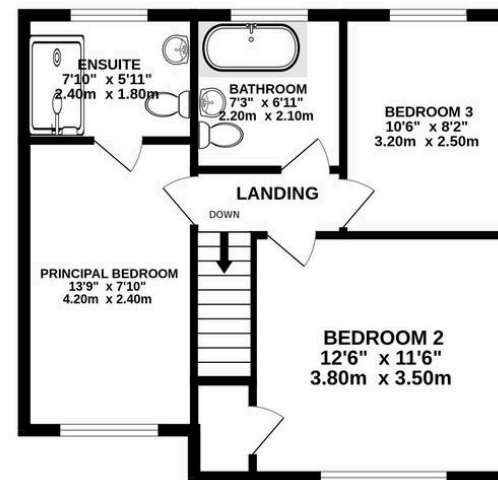
- Well-presented and thoughtfully extended family home
- Light and flowing accommodation throughout
- Study, integral garage, utility room, and downstairs WC
- Driveway parking, good-sized rear garden, and no onward chain



GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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