



Knutsford
Ruskin Way


IRLAMS
of Knutsford



The Property

This well-presented four-bedroom detached family home is perfectly positioned within the heart of Knutsford town centre and offers a superb opportunity for further enhancement, remodelling, and extension, subject to the relevant planning permissions. The property has been lovingly maintained and thoughtfully extended over the years, boasting generous room proportions throughout.

Particular mention must be made of the impressive principal bedroom suite, featuring a walk-in dressing room, en-suite shower room and sliding doors opening onto a beautiful balcony overlooking the formal gardens. The property also benefits from extensive reception space across the ground floor, together with stunning split-level landscaped gardens incorporating feature planting and patio areas.

Occupying a prime position at the head of a quiet and peaceful cul-de-sac within a small development of similar properties in the heart of the town, the home adjoins Tatton Park to the rear and is just a stone's throw from all local amenities, whilst also being ideally situated for major network links across the Northwest and beyond.

Set in an elevated position, the property is approached via a double-width block-paved driveway providing ample off-road parking and leading to the front entrance and double garage. The driveway is flanked by a well-stocked feature garden with mature planting and shrubbery.

The rear gardens are a true delight, backing onto Tatton Park and offering a private and tranquil setting. Mainly laid to lawn across two levels, the gardens are bordered by mature hedging, trees and specimen planting. A patio area provides the perfect space for entertaining family and friends whilst enjoying the private south-facing aspect.

Directions

From our office proceed along King Street towards Tatton Park. Turn right onto Drury Lane and left into Ruskin Way where the property will soon be seen on your left.

SUMMARY OF ACCOMMODATION

- This well-presented, detached, family property situated in the heart of Knutsford
- A short walk to all amenities & Tatton Park
- Superb opportunity to refurbish, remodel and/or extend, subject to relevant permissions
- Substantial, flexible living accommodation
- Breakfast kitchen with integrated appliances & separate utility room
- Four generous bedrooms & two bathrooms (one en-suite)
- Stunning, private landscaped gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Driveway & double garage







103 King Street, Knutsford,
Cheshire, WA16 6EQ

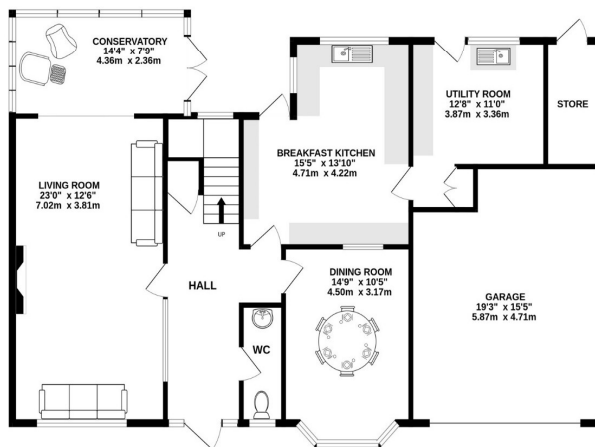
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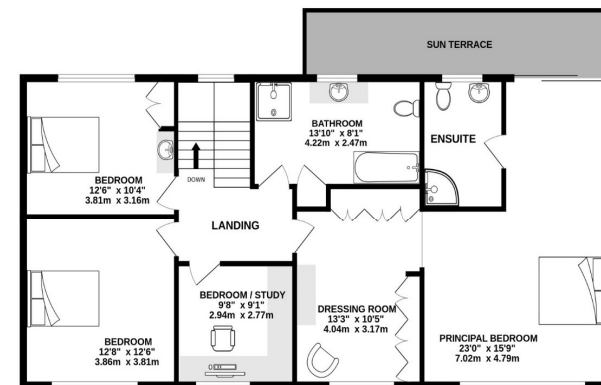
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GROUND FLOOR
1364 sq.ft. (126.7 sq.m.) approx.



1ST FLOOR
1111 sq.ft. (103.3 sq.m.) approx.



Guide Price – £915,000

Postcode – WA16 6TJ

Tenure – Freehold

Local Authority - Cheshire East

Council Tax – Band G

TOTAL FLOOR AREA : 2476 sq.ft. (230.0 sq.m.) approx.

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