



Leigh Avenue | | Knutsford | WA16 8JD

Offers over £350,000



SHEPPARD & CO



Leigh Avenue |  
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- Beautifully presented semi detached home
- Open plan living dining area
- Garden enjoying a sunny aspect
- Garden room currently used as a bar/ games room
- Spacious accommodation approaching 1,150 sq ft
- Good size conservatory leading from the kitchen
- Ample parking to the front
- Catchment to the areas finest schools

A beautifully presented semi-detached family home, offering bright, open-plan living across two floors.

The ground floor has been thoughtfully arranged, comprising a welcoming entrance hall and a spacious open-plan living and dining area with useful built-in storage. To the rear, a contemporary kitchen opens into a generous conservatory, creating a natural link through to the garden and adding valuable additional living space.

To the first floor are three well-proportioned bedrooms, served by a good-sized family bathroom and separate WC.

Externally, the property benefits from ample off-road parking to the front. To the rear is a private, enclosed garden, designed for low maintenance and enjoying a sunny aspect. A standout feature is the garden room, currently set up as a bar and games room, offering excellent versatility for entertaining or home working.

A well-balanced home, ready to move straight into, with space designed around modern living.



TOTAL FLOOR AREA: 105.1 sq.m. (1131 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Made with Memphis 12/2020

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
|                                             | 67      | 80                         |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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