



Knutsford
Acacia Avenue


IRLAMS
of Knutsford



Knutsford, WA16 0AY

Acacia Avenue

£395,000



The Property

This beautifully presented two-bedroom mid-terrace period property has been lovingly maintained and improved by the current owners during their seven years of ownership, now providing light, spacious and well-appointed accommodation. Particular mention must be made of the open-plan Living Dining Room with restored fireplace housing a log burning stove, the recently refitted four-piece bathroom with Victorian-style detailing, as well as the two generous double bedrooms, one of which benefits from fitted wardrobes.

The property retains a wealth of attractive period features, including Victorian-style timber doors, coving and panelling to the hallway, whilst further improvements include new carpets throughout and a new neutral PVC front door. The kitchen provides access directly to the rear garden, whilst the front living room benefits from a bay window overlooking the front garden.

Externally, the property is approached over a newly installed paved driveway, providing useful off-road parking and attractive kerb appeal. To the rear is a west-facing garden, enjoying a good degree of privacy with mature hedging and a newly paved seating area, providing the perfect setting for alfresco dining and entertaining.

Ideally suited to first-time buyers, young families or investors, this attractive period home combines character features with modern improvements and a well-designed layout, all within a popular residential location nearby to schools and amenities.

Directions

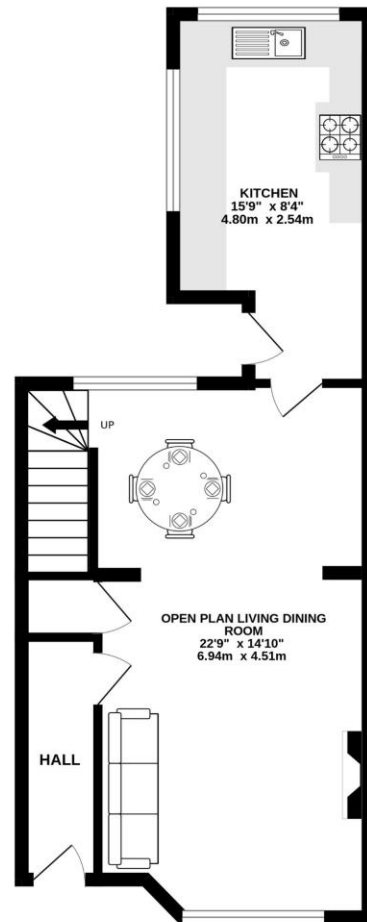
From the roundabout in Canute Square travel along Northwich Road passing The Heath on your right. After a short distance turn left into Acacia Avenue where the property can be found on the right hand side.

- An immaculately presented property
- Situated within a short flat walk of Knutsford town centre, The Heath & Tatton Park
- Spacious living accommodation
- Lovely breakfast kitchen
- Two generous bedrooms
- Large bathroom
- Lovely, private, enclosed rear garden with lawn & patio areas
- Off road parking

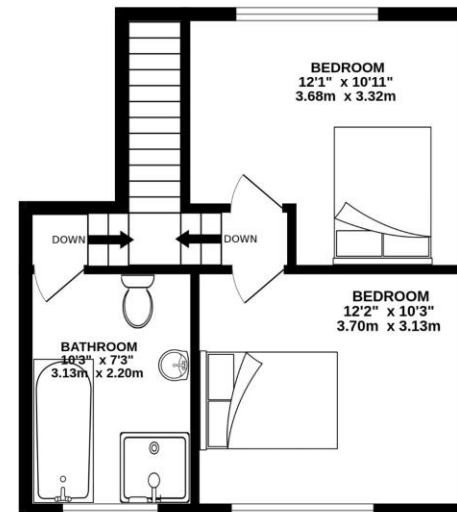
Postcode – WA16 0AY
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

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