

FREEHOLD



House - Semi-Detached

2 LEIGH AVENUE, KNUTSFORD, WA16 8JD

£320,000

FEATURES

- Three bedrooms
- Private rear garden
- New boiler & modern appliances
- Potential to extend (STPP)
- Off road parking
- Walking distance to Knutsford centre
- Chain free



ACOBAS

3 Bedroom House - Semi-Detached located in Knutsford

The home is conveniently located at the start of Leigh Avenue and is approached via a generous paved driveway providing ample off-road parking for multiple vehicles.

A welcoming entrance leads into the home, opening into a central hallway which provides access to the ground floor accommodation, along with a staircase rising to the first floor. The living room benefits from a feature gas fireplace and useful under-stairs storage.

To the rear of the property sits a spacious kitchen, fitted with a range of cabinetry, a new Worcester boiler, a built-in dishwasher and modern cooking appliances. Large double-glazed windows allow plenty of natural light to fill the room while also providing pleasant views over the rear garden. The kitchen flows conveniently into a bright conservatory of over 100 sqft, set on pre-existing 5 foot foundations suitable for a brick extension, offering an additional reception space ideal for relaxing, dining or entertaining.

Upstairs, the first floor provides three well-proportioned bedrooms. The principal bedroom is particularly generous and benefits from newly fitted wardrobes providing excellent built-in storage.

The second bedroom enjoys views over the rear garden and boasts a large storage cupboard, whilst the third bedroom offers flexibility for guest accommodation, a children's bedroom or a home workspace.

The home is served by a downstairs three-piece family bathroom, while the upper floor benefits from a separate two-piece W/C.

Externally, the property enjoys a private rear garden comprising a combination of lawn and patio areas, surrounded by feature planters.

Location:

The property enjoys a convenient position within walking distance of Knutsford town centre, which lies approximately 1 mile away.

For commuters, the property is well placed for access to the M6 motorway at Junction 19 (approximately 3 miles away), providing direct routes towards Manchester, Birmingham and the wider North West motorway network. Manchester Airport is approximately 20 minutes by car.

The area is also popular with families due to the availability of highly regarded local schools, including Bexton Primary School, St Vincent's Catholic Primary School and Knutsford Academy, all located within a short distance of the property.

Altogether, this chain free property represents a fantastic opportunity to acquire a spacious home in one of Knutsford's most desirable residential areas, offering well-balanced accommodation, driveway parking and excellent potential to modernise and add value.



CHESHIRE | 25 PRINCESS STREET, KNUTSFORD, CHESHIRE, WA16 6BW

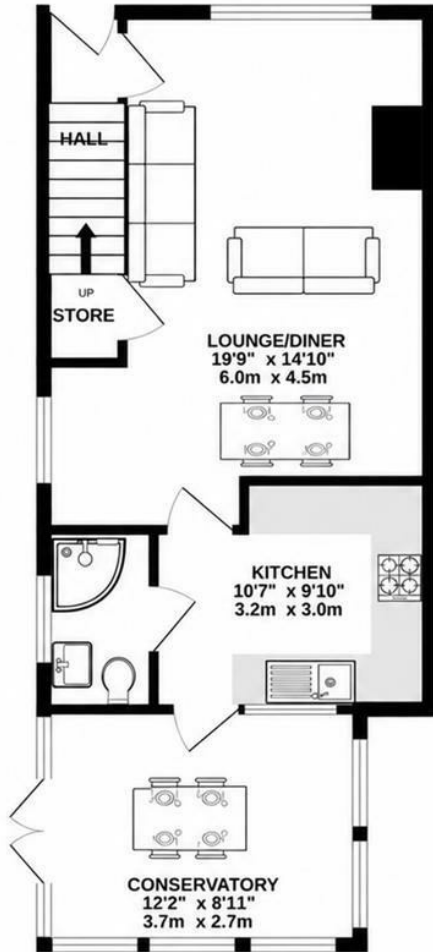


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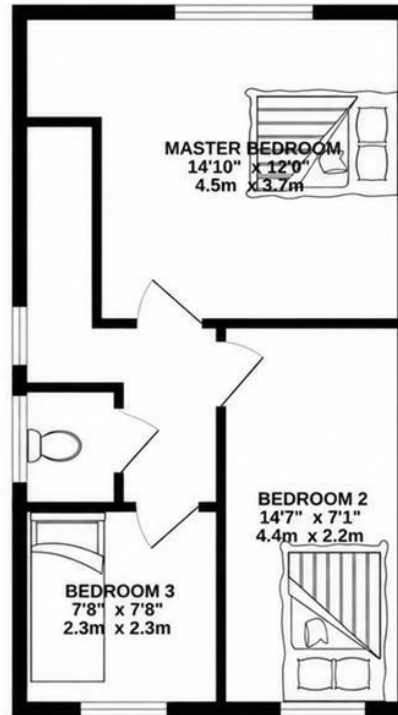


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GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



SEMI-DETACHED

TOTAL FLOOR AREA: 890 sq.ft. (82.6 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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Council Tax Band

B

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

