



Knutsford
Leigh Avenue


IRLAMS
of Knutsford



Knutsford, WA16 8JD

Leigh Avenue

£325,000



The Property

This beautifully appointed, two-bedroom semi detached property has been sympathetically improved by the current owners and now offers bright, stylish accommodation with fantastic potential to further improve and extend (subject to relevant permissions).

The property is situated in a very popular location, short walk from the town centre and conveniently located for all local amenities. Particular mention must be made of the new fitted kitchen with separate utility room, the open plan living dining room space as well as the large private, well established rear garden

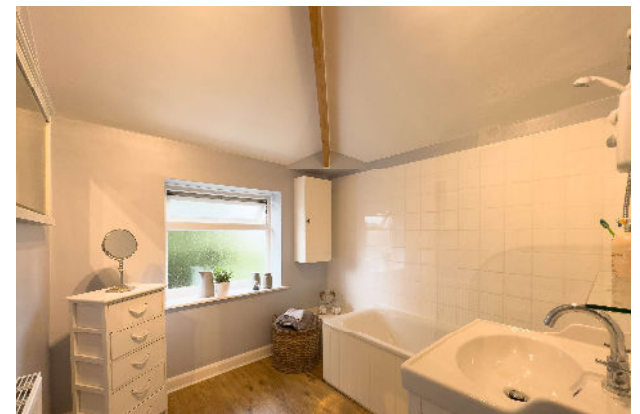
The property is approached via a flagged driveway, providing ample off road parking, leading to the front door and garage. There are a variety of shrubs and foliage to the front whilst to the rear the garden is laid to lawn in the main, fully enclosed by wood lap fencing. The rear garden is a particular feature of the property due to its size and privacy, with large feature flagged patio area and a multitude of plants and mature trees.

Directions

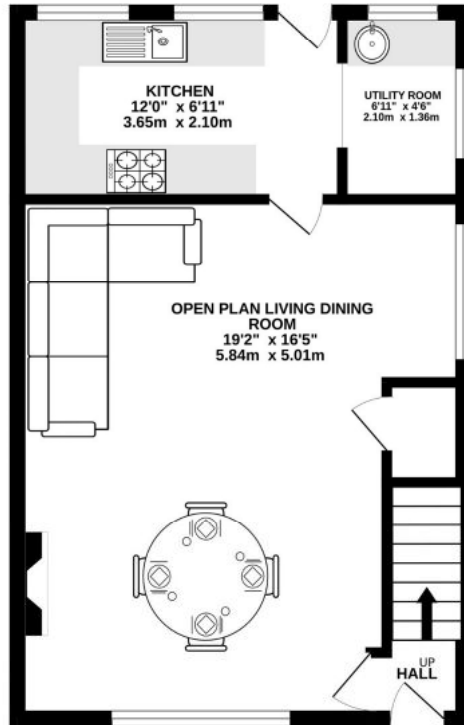
From the roundabout in Canute Square travel along King Edward Road (A50) turning left by the railway station. Turn left at the traffic lights up Hollow Lane onto Mobberley Road and after passing the water tower and Parkgate on the left hand side take the 2nd left onto Leigh Avenue where the property can be found on the right hand side.

- A beautifully presented semi detached home
- Situated within a short walk of the town centre
- Open plan living dining room
- Kitchen with utility area
- Two double bedrooms
- Large private rear gardens
- Single detached garage
- Driveway providing additional off road parking

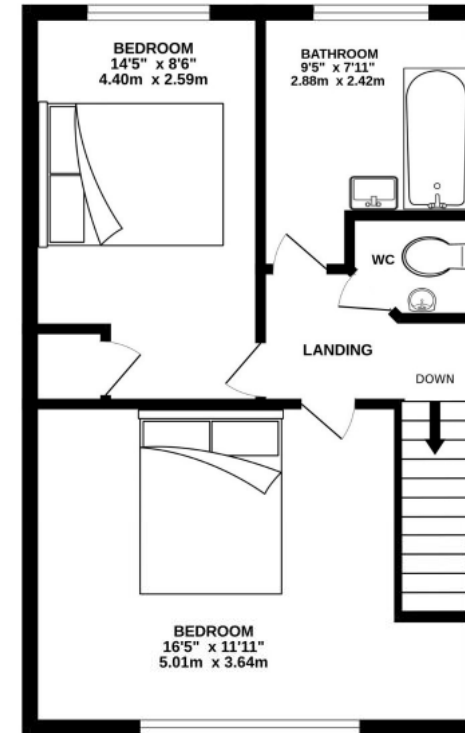
Postcode – WA16 8JD
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band B



GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

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