



Knutsford
Boothfields


IRLAM
of Knutsford



Knutsford, WA16 8JY

Boothfields

£475,000



The Property

This immaculately presented three-bedroom link detached property has been much refurbished and extended by the current owners to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open-plan Living Dining Kitchen incorporating full height glazed windows, atrium roof light, bi-fold doors and breakfast bar with separate utility, the refitted family bathroom with white suite as well as the generous living room and bedroom proportions.

Sitting in an elevated position in an ever-popular location in the town, forming a row of similar properties close to all local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a flagged driveway, providing ample off-road parking, leading to the front entrance and integral garage with open lawned garden to one side featuring mature foliage. The rear gardens are a lovely feature of the property, being generous in proportions with a private open aspect to the rear.

Laid to lawn in the main with established borders surrounding, all fully enclosed by mature hedging and timber fencing. Flagged patio area with pergola and separate raised deck area provide ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

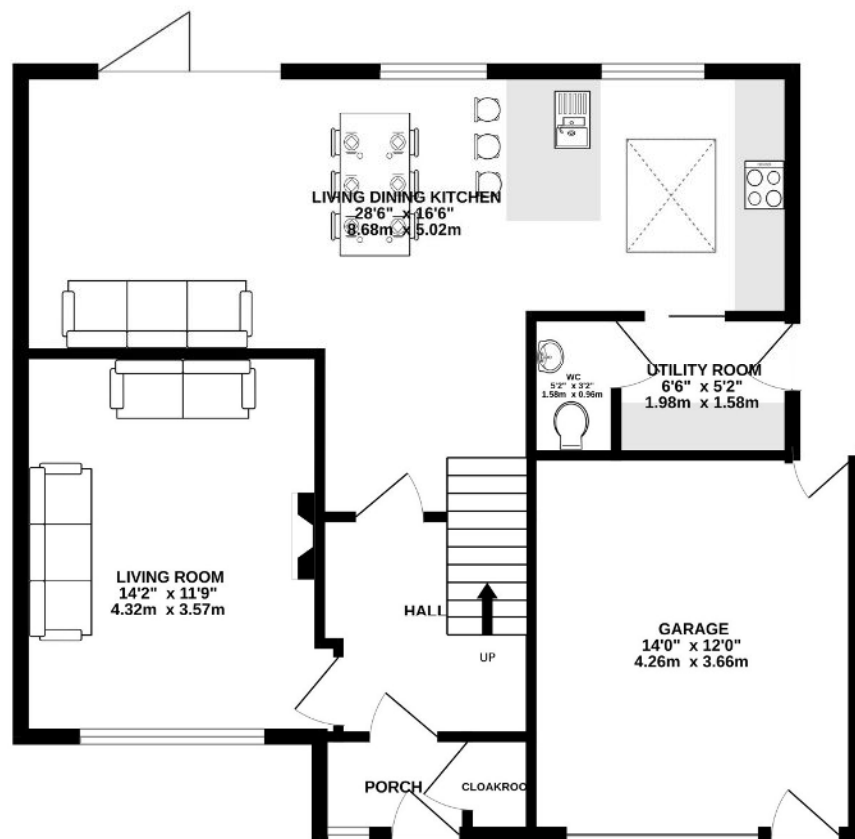
From the roundabout in Canute Square travel along King Edward Road (A50). At the lights turn left passing the rail station proceed down Adams Hill. At the next set of traffic lights proceed straight ahead onto Brook Street, turn left opposite the Legh Arms public house onto Mobberley Road. Take the first right onto Manor Park South, follow this road and turn right into Higher Downs. Continue towards the bottom of the road turning left into Boothfields where the property will soon be seen.

- Immaculately presented link-detached property situated in a lovely Knutsford location
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Three generous bedrooms
- Contemporary bathroom
- Generous, private rear garden
- Off road parking
- Garage

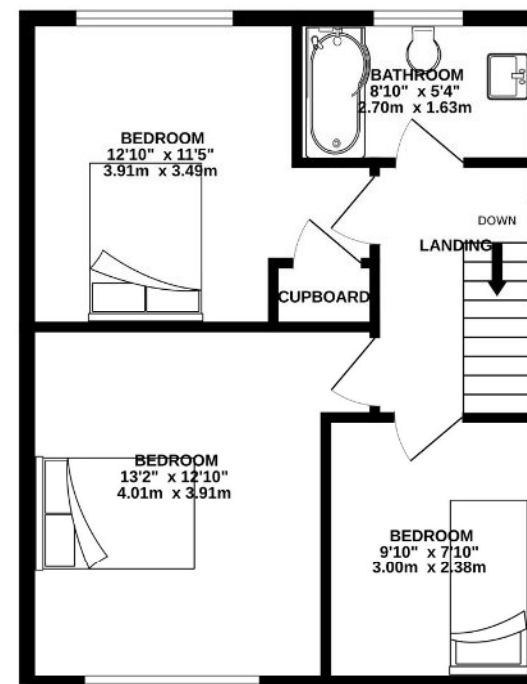
Postcode – WA16 8JY
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D
EPC - D



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

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of Knutsford