Knutsford

Heron Close

IRLAMS of Knutsford

Knutsford, WA16 8HL

Heron Close

£375,000

The Property

This immaculately presented three bedroom semi detached property has been much improved over the years to now provide light, bright and spacious living accommodation in a contemporary style. Particular mention must be made of the open plan dining kitchen with fitted appliances and sliding doors on the garden. Located in an ever-popular position, forming a small development of similar properties, a short walk from the town centre and Tatton Park whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached via a gravelled driveway, providing ample off road parking, leading to the front entrance and detached garage, flanked by flagged pathway and timber raised beds with a range of plants and foliage. The rear gardens are a lovely feature of the property, being of a generous size with a private aspect.

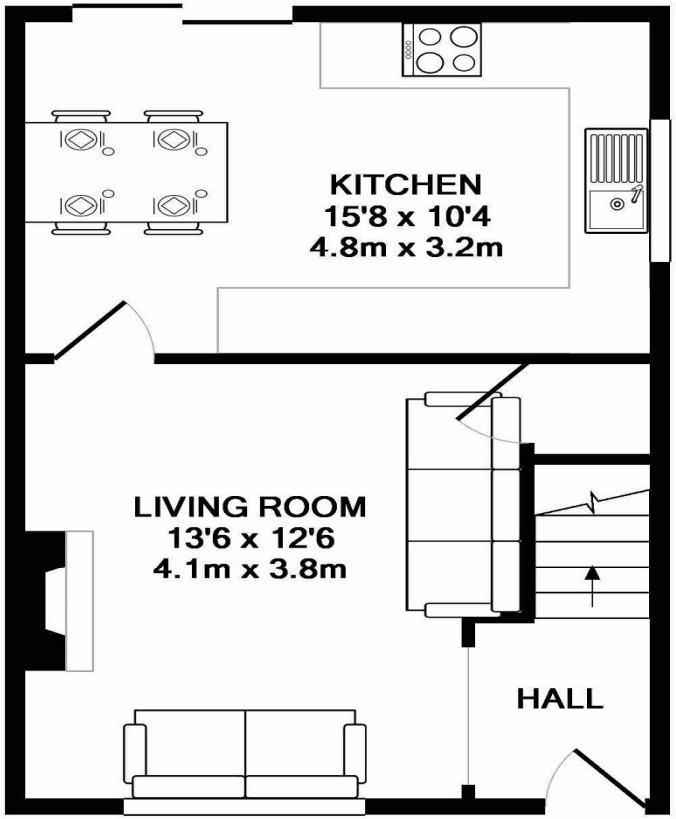
Laid to lawn in the main with well stocked borders and a wealth of mature plants and specimen trees, fully enclosed by wood lap fencing and well established hedging.
Large flagged patio area off the kitchen provides ideal opportunity for al fresco dining and enjoying the afternoon sunshine.

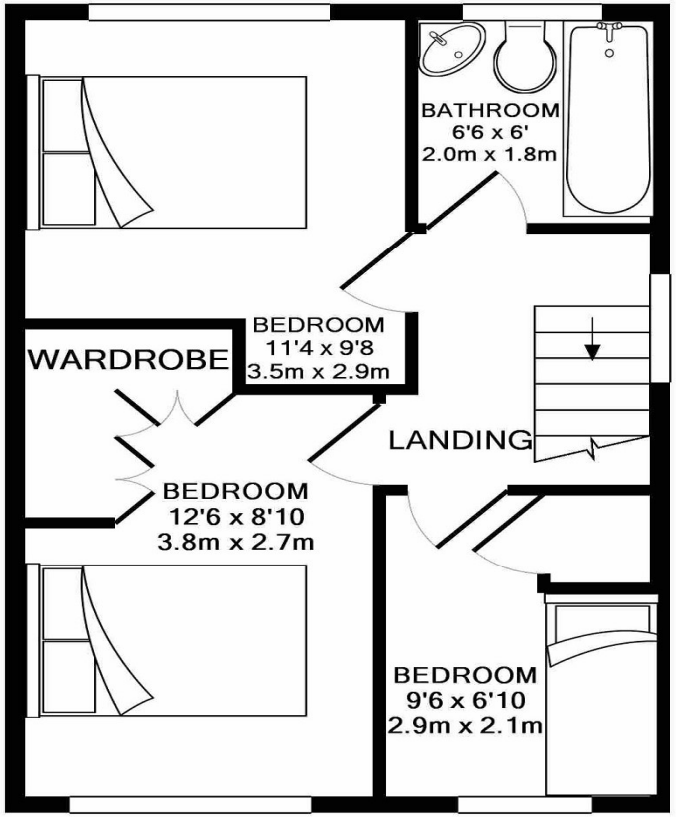
Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station on your left. At the next set of lights turn left up Hollow Lane onto Mobberley Road (B5085). Proceed along this road and after passing Travis Perkins and the water tower on your left turn left onto Kestral Avenue and at its end turn right and next left onto Heron Close where the property will soon be seen.

- An immaculately presented semi-detached property
- Walking distance to Knutsford town centre & Tatton Park
- Light & spacious living accommodation
- Open plan dining kitchen with appliances
- Three bedrooms
- Lovely enclosed private rear gardens with lawn & patio with open views
- Driveway providing ample off road parking
- Garage
- Potential to extend (subject to PP)

Postcode – WA16 8HL
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C





GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017

103 King Street, Knutsford, Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

IRLAMS of Knutsford