



Knutsford
Sandiway


IRLAM
of Knutsford



Knutsford, WA16 8BU

Sandiway

£595,000



The Property

This beautifully presented three-bedroom semi-detached family home has been recently extended, refurbished and remodelled by the current owners to provide light, spacious and flexible living accommodation finished in a contemporary style. Particular mention must be made of the impressive open-plan living, dining kitchen, complete with a central island, stone worktops and bi-fold doors opening onto the private rear garden. Further highlights include the separate living room with its large bay window and wood-burning stove, the recently fitted modern bathroom with floor-to-ceiling tiling, and the spacious principal bedroom with fitted wardrobes. Situated in an ever-popular position on a no-through road in the heart of the town centre, the property is just a short stroll from local amenities and schools, also within the Bexton School catchment area, while also being well positioned for major transport links across the North West and beyond. The property is approached over a stone driveway, providing ample off-road parking and access to the front entrance and detached garage.

To the rear, the garden is laid mainly to lawn and complemented by attractive planting and well-stocked borders, with timber lap fencing and mature foliage providing a good degree of privacy. A flagged patio, accessed directly from the open-plan living, dining kitchen, provides the perfect setting for alfresco dining, entertaining and enjoying the garden with family and friends.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station and Aldi supermarket. At the next lights turn left up Hollow Lane and at the brow of the hill turn right onto Thorneyholme Drive. Take the first left into Sandiway where the property will soon be seen.

- A beautifully presented semi-detached property
- Situated within a short walk of Knutsford town centre & Tatton Park
- Spacious & flexible living accommodation
- Lovely open plan living dining kitchen with appliances
- Three generous bedrooms
- Contemporary bathroom
- Beautiful enclosed south facing rear gardens with lawn & patio areas
- Driveway providing ample off road parking
- Detached garage & utility space

Postcode – WA16 8BU

EPC Rating – TBC

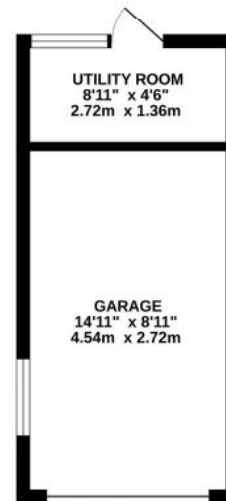
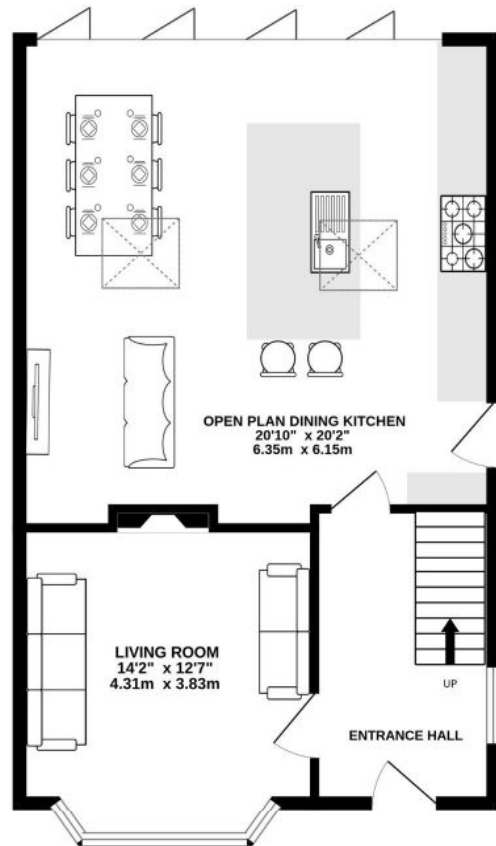
Tenure – Freehold

Local Authority – Cheshire East

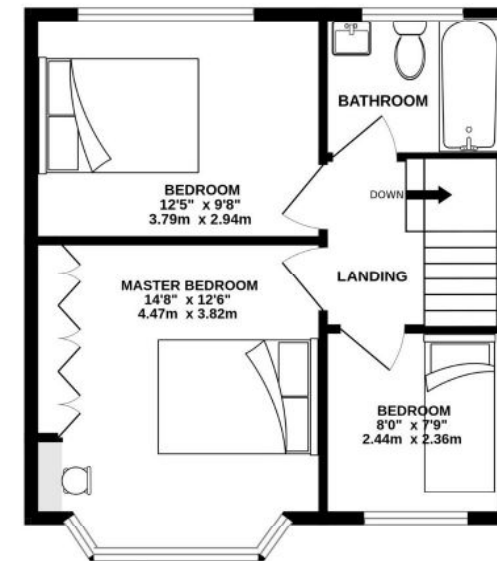
Council Tax – Band D



GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

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