



Knutsford
Bracken Way


IRLAMS
of Knutsford



Knutsford, WA16 9BU

Bracken Way

£495,000



The Property

This charming two-bedroom detached property was built in the 1970s and has been lovingly owned by the same family for over 40 years. Now requiring a programme of updating and modernisation, the property offers an exciting opportunity for a purchaser to create a home to their own tastes, with excellent scope for further enhancement and extension, subject to relevant permissions. Particular mention must be made of the generous living room with large east-facing window, the fitted kitchen with integrated appliances and the well-proportioned bedrooms, one with the useful addition of eaves storage.

Located at the head of a quiet cul-de-sac, the property occupies a generous corner plot within a well-established and popular residential setting, whilst also being in the catchment area for Bexton Primary School. Many residents have lived on Bracken Way for decades, reflecting the appeal of the location, whilst a number of neighbouring properties have been extended over the years, further highlighting the potential to enlarge and remodel the accommodation, subject to the necessary planning permissions.

Externally, the property benefits from a South West-facing rear garden, together with a wide side entrance offering particularly useful scope for a future extension. The property is approached over a driveway providing off-road parking and leads to both the garage and carport. The property also has a secondary driveway to the right, due to the size of the plot. Further benefits include low-maintenance PVC cladding, replacing the original timber finishes found on some neighbouring properties. Overall, the property offers an increasingly rare opportunity to acquire a detached home in a popular Knutsford location and transform it into a contemporary family home.

Directions

From Knutsford town centre proceed along Toft Road (A50) and upon reaching Paradise Garage turn right onto Bexton Lane. Turn left into Grassfield Way & left again into Summers Way. Turn left into Comber Way & left again into Bracken Way where the property will soon be seen at the head of the cul-de-sac.

- Charming detached property situated in a lovely town centre location
- Spacious & flexible living accommodation
- Kitchen with integrated appliances
- Downstairs WC
- Two generous bedrooms
- Bathroom
- Private, enclosed garden
- Ample off road parking
- Garage & Car Port
- Potential to remodel &/or extend, subject to relevant permission

Postcode – WA16 9BU

Tenure – Freehold

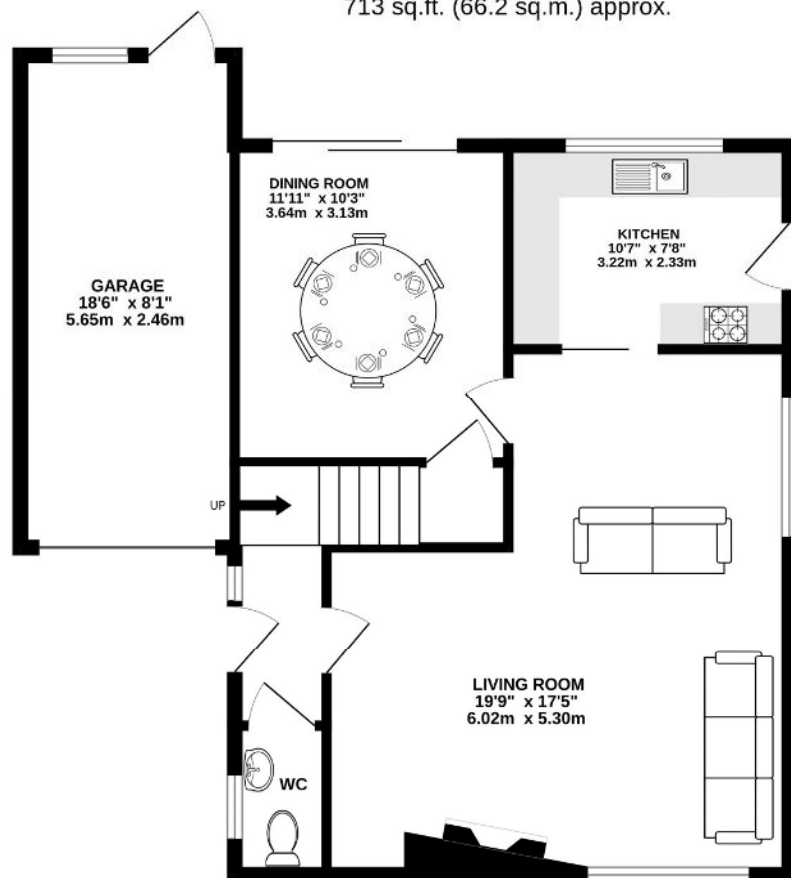
Local Authority – Cheshire East

Council Tax – Band D

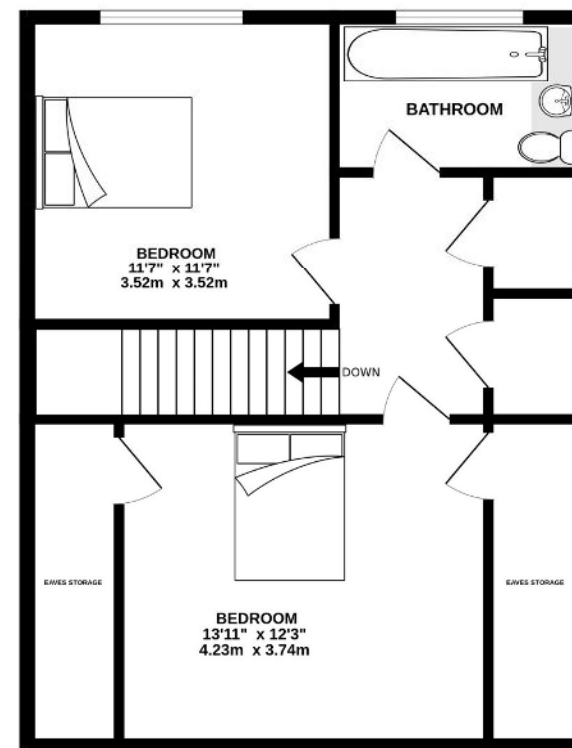
EPC - TBC



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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