

# 19 Boothfields

Knutsford



Stuart  
Rushton  
& COMPANY

A tastefully updated three bedroom semi detached home with a stunning glass roof extension positioned on a quiet Knutsford Road.

19 Boothfields in an attractively presented three bedroom semi detached property which has been thoughtfully extended and modernised over recent months to create modern accommodation with an open plan feel and a contemporary finish. Boothfields is a quiet residential road within a 15 minute walk of Knutsford town centre and the train station. Sought-after schools and other amenities including local transport links are also found within the close vicinity.

The extended accommodation now stretches to more than 950 square feet and is nicely balanced throughout. The side entrance door gives access into the welcoming entrance hall, to the front of the property is the generously proportioned 'L-shaped' living room and to the rear is recently upgraded kitchen with integrated appliances. Beyond the kitchen, with a modern open plan feel, is the wonderful glass roofed extension which is ideal for a large dining table and chairs. French doors provide access into the attractive rear gardens.





Stairs rise to the first floor landing which provides access into two generous double bedrooms, a smaller third bedroom (which has been utilised as a home office), the recently updated bathroom and separate WC.

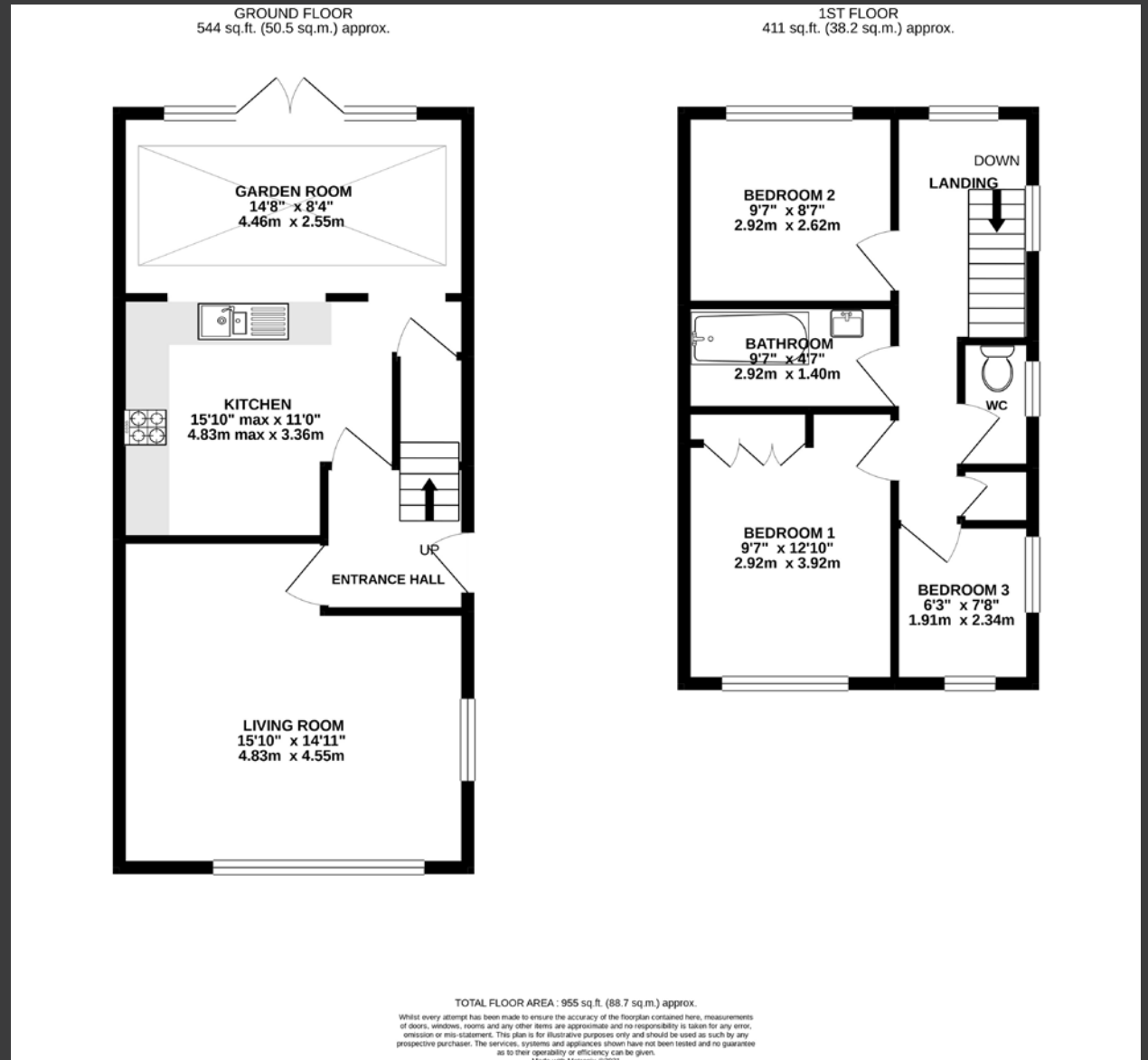
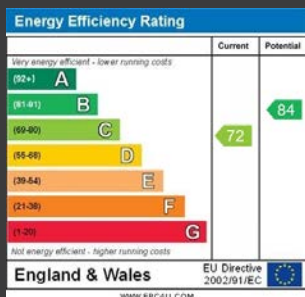
The low maintenance frontage provides off the road car parking and a grassed lawn. The side of the property is enclosed by a gate and has been utilised as an additional external seating area. The rear of the property boasts good privacy thanks to the bungalows and wooded area to which it backs on to. The paved and decked areas offer great entertaining space, either side of the grassed lawn, and the large timber shed offers great additional storage space with potential for an external workspace.

Knutsford is an extremely pretty town with narrow part-cobbled streets. It offers a range of day to day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International Airport and to the west, Chester and North Wales.



# 19 Boothfields Knutsford Cheshire WA16 8JU

Price: £379,950  
 Tenure: Freehold  
 Local Auth: Cheshire East  
 Council Tax Band: C



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