

3 Autumn Avenue Knutsford WA16 8LA



35 King Street, Knutsford
Cheshire WA16 6DW
www.srushton.co.uk
Tel: 01565 757000
Email: enquiries@srushton.co.uk

 **Stuart
Rushton**
& COMPANY

 **The Property
Ombudsman**

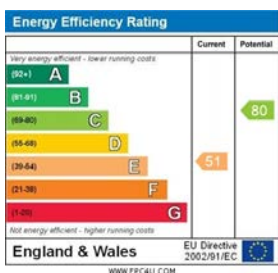
A link-detached family home providing flexible accommodation over two floors, including four bedrooms and two bathrooms, positioned upon a quiet cul-de-sac near sought-after schools.

3 Autumn Avenue provides accommodation of more than 1100 square feet, which offers good flexibility for a growing family and potential for extension (subject to the relevant permissions). Comprising a porch, entrance hall, through lounge and dining room, a recently upgraded kitchen, utility space, a generous ground floor bedroom with ensuite shower room, rear porch, three first floor bedrooms and a four piece bathroom.

There is a block paved driveway to the front of the property. The rear of the property offers a pleasant garden with a high degree of privacy.

NB. the conversion of the garage, into bedroom four, was completed to a high standard several years ago, does not have final building sign off but the appropriate indemnity policy will be supplied by the seller.

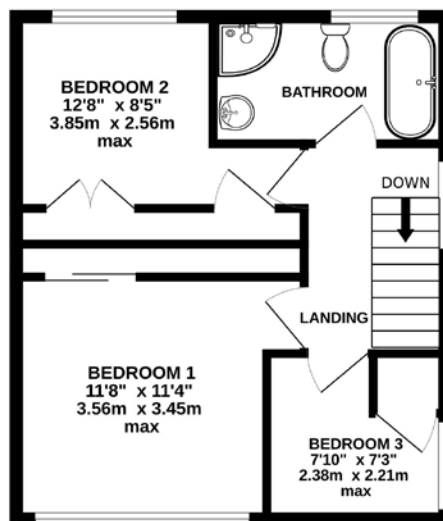
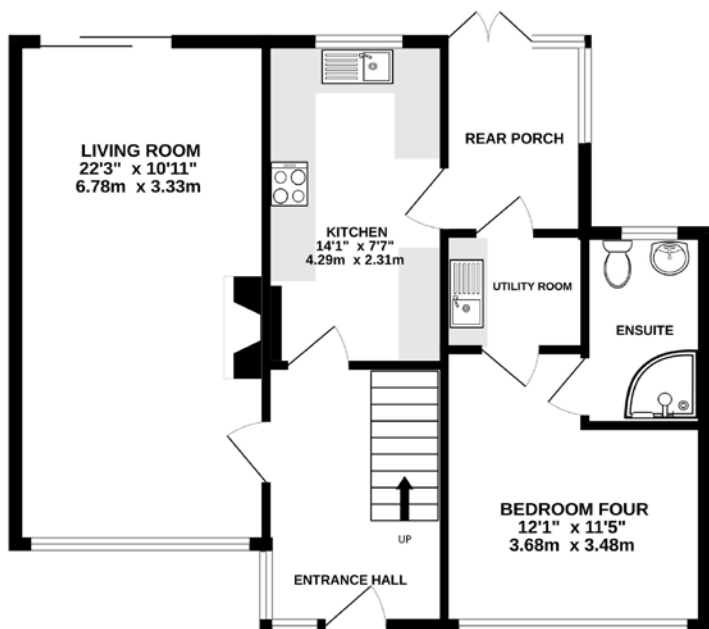
Knutsford is an extremely pretty town with narrow part-cobbled streets. It offers a range of day to day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. The town is also conveniently situated for the motorway network, being 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.



Price: £375,000
Tenure: Leasehold.
999 year lease from 1963
Ground Rent: £15 per annum
Local Auth: Cheshire East
Council Tax Band: D

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 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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