

44 Boothfields
Knutsford



Stuart
Rushton
& COMPANY

A thoughtfully extended and beautifully finished three bedroom family home, providing immaculately presented accommodation with a contemporary use of space and a good sized, landscaped, south-westerly facing rear garden with a home office.

44 Boothfields is a brilliant family home which has been truly transformed and finished to a high standard, by the current owners.

The property ticks all the boxes of a good family home, with the ground floor comprising of an entrance hall, a pleasant formal lounge, a stunning open plan kitchen/diner featuring a lovely kitchen with high spec integrated appliances, a family room/snug, downstairs bathroom and a garage with utility area.

The first floor offers three well-proportioned bedrooms and a bathroom with a modern three piece suite. Planning permission has been granted to add a bedroom and ensuite bathroom through extension over the garage - Cheshire East Planning Portal ref: 20/5405M.





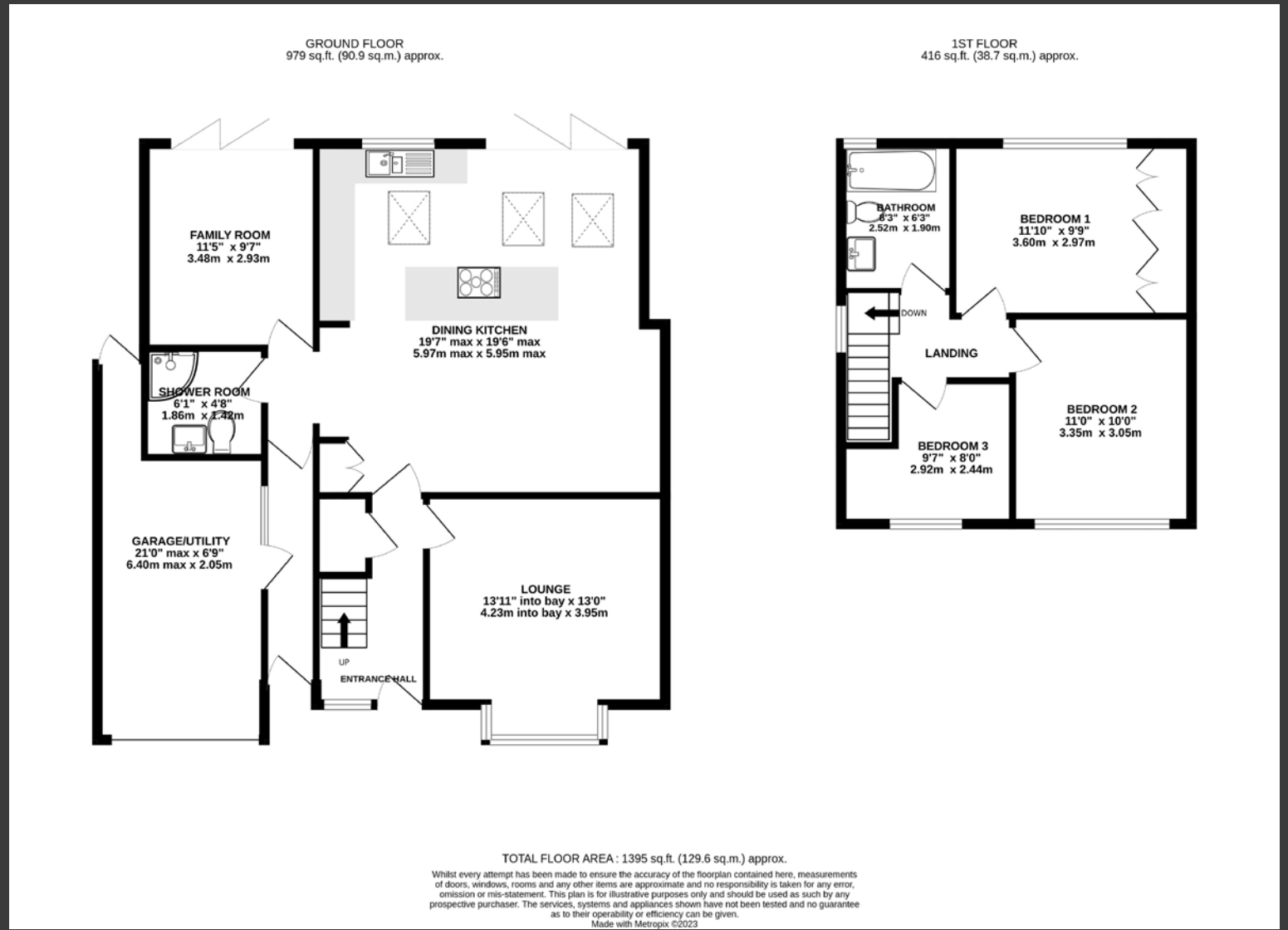
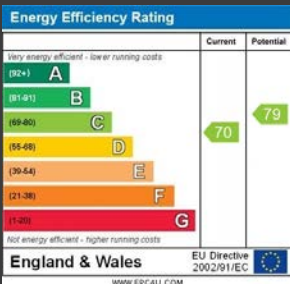
The frontage of the property has been well finished, with a block paved driveway for two vehicles. The grey windows and garage door contrast the pale render to create an attractive facade. The rear garden is large, private and faces south-west, making it ideal for all-day sunshine. There is a superb patio area, ideal for alfresco dining, a grass lawn and a variety of mature plants and trees. There is a garden office toward the end of the garden, complete with power, lighting and a hard-wired data cable. The rear garden also boasts attractive lighting, which automatically illuminates in the evenings.

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.



44 Boothfields Knutsford Cheshire WA16 8JU

Price: £499,000
 Tenure: Freehold
 Local Auth: Cheshire East
 Council Tax Band: C



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

IMPORTANT NOTICE: Stuart Rushton & Company, their solicitors and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars, these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Stuart Rushton & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

