

Lilac Avenue

Knutsford

Offers in Region of £365,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







Lilac Avenue

Knutsford

Council Tax band: C

Tenure: Freehold

Services (NOT TESTED): All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: D

Total Floor Area: 868 sqft approx

Viewings: Viewings strictly by appointment through the agents

- Attractive 3 Bedroom Semi-Detached House
- Extended Ground Floor Accommodation
- Located Within Walking Distance of Knutsford Town Centre & The Heath
- Generous 23ft x 15ft Approx. Living/Dining Room
- Well-Appointed Fitted Kitchen & Ground Floor 3-Piece Bathroom
- Potential To Create a First Floor Bathroom, Subject to Requirements
- Private Driveway, Covered Carport & Generous Well-Stocked Rear Garden
- Excellent Opportunity for First-Time Buyers, Couples & Downsizers

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Extended over the years to provide well-maintained and generously proportioned accommodation, this attractive three-bedroom semi-detached home offers an appealing combination of space, convenience and future potential. Occupying a sought-after location within walking distance of Knutsford town centre and The Heath, the property also benefits from excellent access to the motorway network, making it ideally placed for commuters. With a generous rear garden, private driveway, and scope to reconfigure and update to individual taste and design, this is a home offering plenty of opportunity to make it your own.

The accommodation begins with an entrance porch and hallway, leading through to an impressive living and dining room measuring approximately 23ft x 15ft, together with a well-appointed fitted kitchen and ground-floor three-piece bathroom. To the first floor are three bedrooms, with the principal bedroom benefiting from fitted wardrobes. Additionally, there is potential for buyers to explore converting the smaller third bedroom to create a first-floor bathroom, subject to individual requirements and any necessary consents.







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Externally, the driveway extends alongside the property, providing off-road parking and access to a covered carport, conveniently approached from the kitchen. To the rear, a generous and well-stocked garden provides an attractive outdoor setting, complemented by a garden shed and greenhouse.

An appealing opportunity for first-time buyers, couples, and downsizers alike, seeking a well-located home with scope to personalise and add their own stamp.

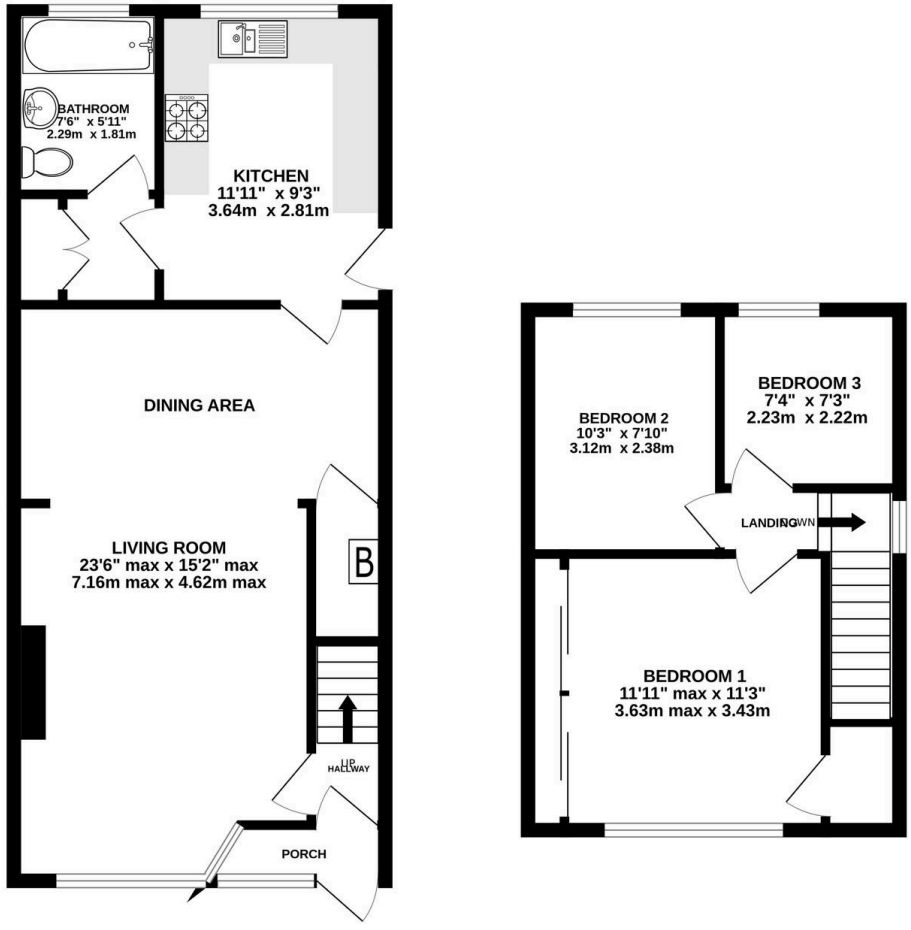






GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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