



17 Parkgate Avenue Knutsford WA16 8TX



Offers Over £350,000

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CUL DE SAC LOCATION, THREE BEDROOMS, LARGE PLOT, OPPORTUNITY TO EXTEND, DESIRABLE VILLAGE LOCATION, NO ONWARD CHAIN.

Situated at the end of a quiet cul de sac just a short walk from the village centre this spacious three bedroom semi detached property offers a wonderful opportunity for anyone looking for a fantastic home with an abundance of potential to make their own with the possibility to extend (subject to planning permission).

The property is approached via a gated pathway with a large garden to the side which could easily be adapted to incorporate parking for several vehicles, motorhome etc. Upon entering the house itself there is a welcoming entrance hallway opening into an open plan lounge dining room off with kitchen to the rear. The ground floor is completed with a utility room with separate downstairs two-piece cloakroom.

To the first floor is the traditional three bedroom layout with the third bedroom being a really good size. The bedrooms are all served by a three-piece bathroom.

Externally is where this house really comes into its own. It is set on a large corner plot and has a fantastic front and side garden and a good size rear with open views over the Cheshire countryside beyond.

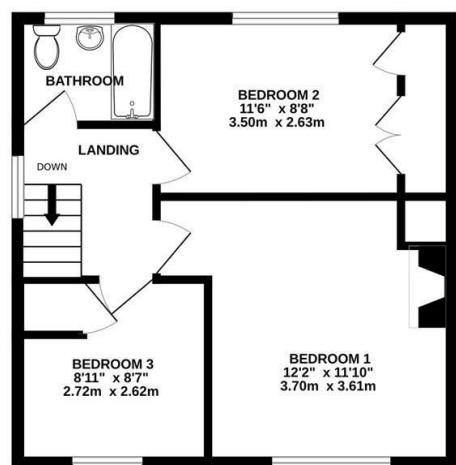
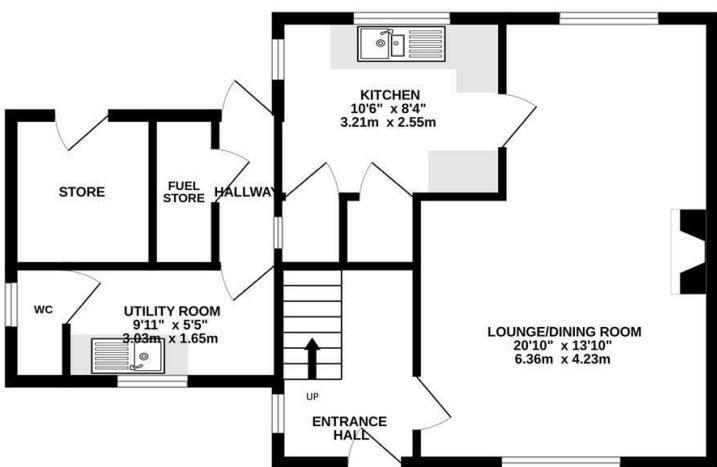
The house is offered to the market with **NO ONWARD CHAIN**





GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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