



Wright Marshall
Estate Agents

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£360,000

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OPEN-PLAN MODERN KITCHEN • THREE GOOD-SIZED BEDROOMS • WELL-PROPORTIONED FAMILY HOME • SCOPE TO EXTEND • NO ONWARD CHAIN

Situated on the sought-after Leigh Avenue, this traditional three-bedroom semi-detached home has been comprehensively updated and thoughtfully reconfigured by the current owner to create a modern, family-friendly layout.

Arranged over two floors, the property opens into an entrance vestibule with stairs leading to the first floor, which in turn opens into a generous lounge featuring large front-facing windows that flood the room with natural light. To the rear is a spacious open-plan kitchen and dining area, finished with stylish high-gloss units, complementary work surfaces and a peninsula providing informal dining. In addition, there is space for more formal dining, a separate and highly practical utility room, and useful under-stairs storage. Dual-aspect windows and a rear door provide access to a courtyard and the garden beyond.

The first floor has also been cleverly reconfigured to maximise bedroom space and now comprises three well-proportioned bedrooms, including two generous doubles and a third small double/large single bedroom. These are served by a two-piece bathroom with a separate WC, offering added convenience.

Externally, the property occupies a notably wide plot, making it ideal for a substantial two-storey extension, as many neighbouring properties have already undertaken (subject to planning). The current owner has repositioned the boundary fence to create additional off-road parking; however, this could easily be reinstated to provide a larger garden if preferred.

The house has been fully refurbished during the

current ownership, including replastering, rewiring, and general modernisation throughout. This presents a fantastic opportunity for a buyer to acquire a well-finished family home with further scope to add value.

Offered for sale with no onward chain.

Ground Floor

Hallway

Lounge

12'8 x 12'6

Kitchen Dining Room

16'5 x 14'1

Utility Room

6'10 x 4'1

First Floor

Landing

Master Bedroom

11'10 x 11'10

Bedroom two

12'2 x 8'6

Bedroom Three

7'7 x 7'6

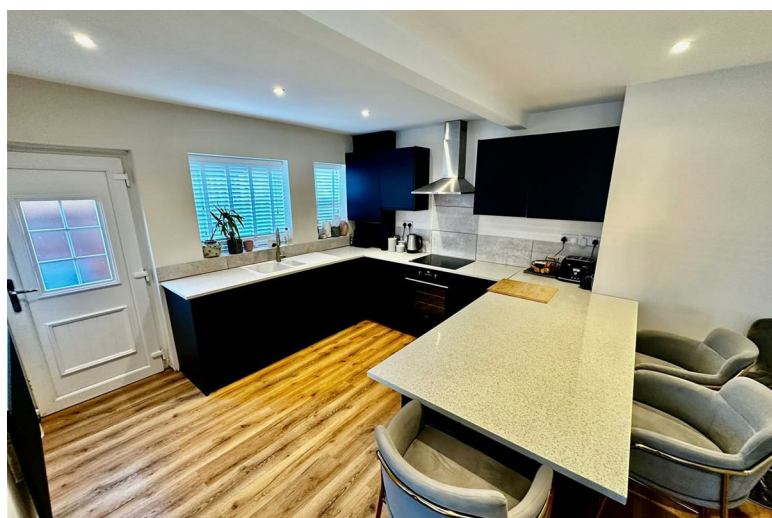
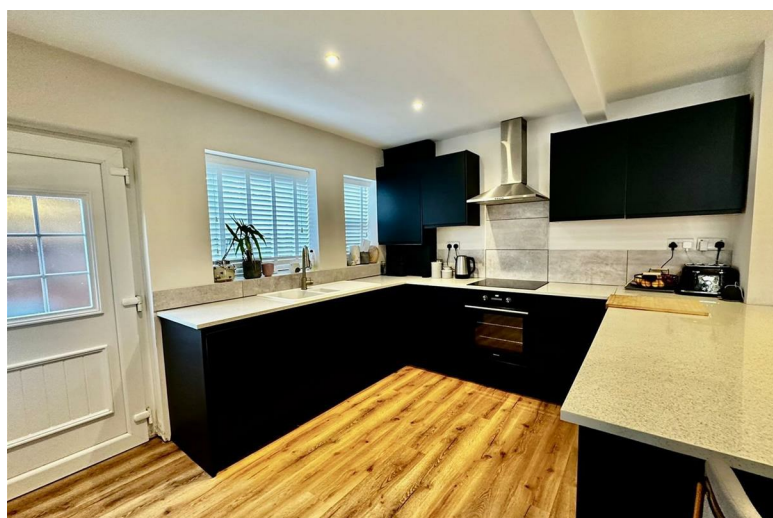
Bathroom

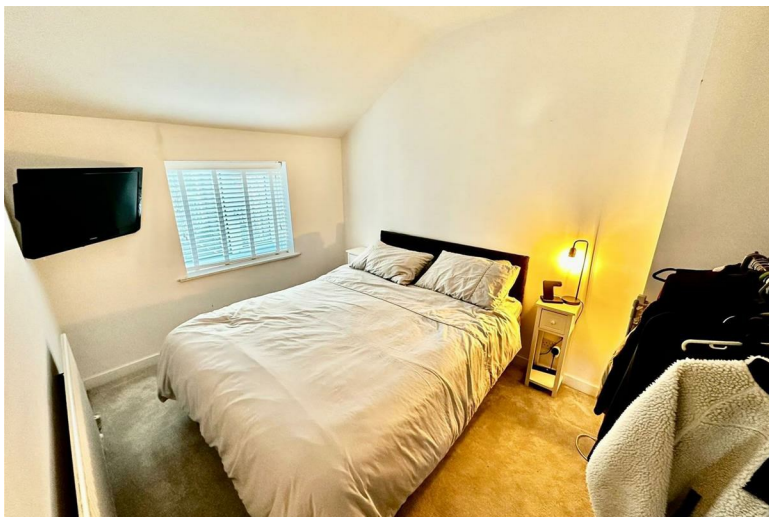
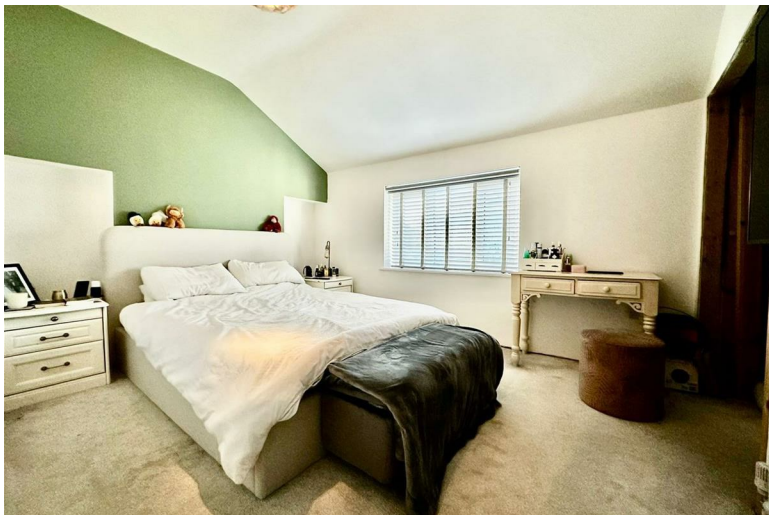
6'11 x 4'11

W.C

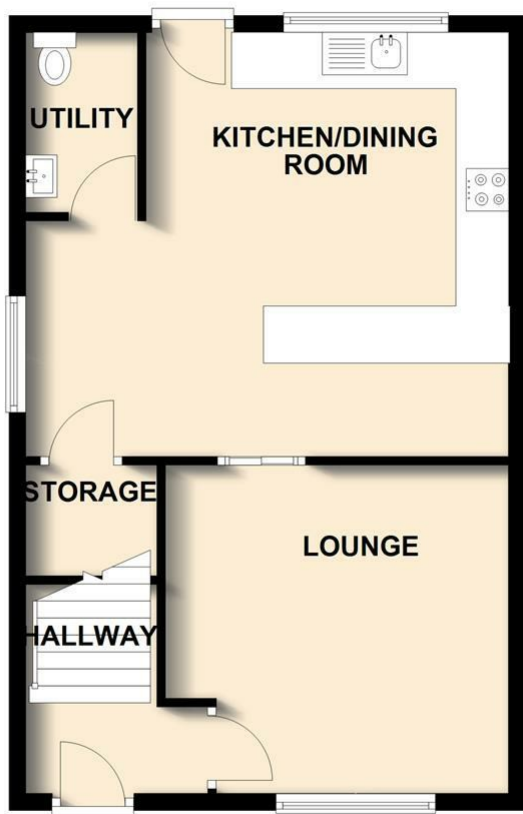
4'1 x 4'1

Outside





GROUND FLOOR
APPROX. 52.0 SQ. METRES (559.7 SQ. FEET)



FIRST FLOOR
APPROX. 45.7 SQ. METRES (491.5 SQ. FEET)



TOTAL AREA: APPROX. 97.7 SQ. METRES (1051.3 SQ. FEET)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

4, LEIGH AVENUE

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