



Wright Marshall
Estate Agents

4 Leigh Avenue Knutsford WA16 8JD



Offers Over £350,000

1 Princess Street, Knutsford, Cheshire, WA16 6BY
T. 01565 621624
Knutsford@wrightmarshall.co.uk /
Cheshirelettings@wrightmarshall.co.uk



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

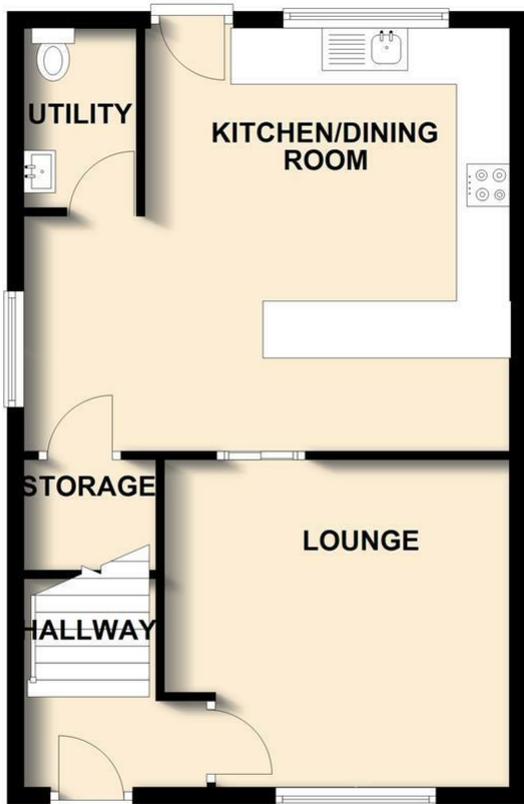
4'1 x 4'1

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.