



Knutsford
Moordale Road



Knutsford, WA16 8ET

Moordale Road

£299,950



The Property

This superb end terraced house has been newly refurbished by the current owner to provide bright, modern accommodation throughout. Set in an unbeatable location at the heart of Knutsford Town Centre, the charming property sits within a short stroll of all local amenities including Knutsford's shops, bars and restaurants, as well as its stunning outdoor spaces such as Tatton Park and The Moor. The property itself comes immaculately presented throughout and simply must be viewed.

The property is approached via a pretty flagged garden with driveway providing off-road parking, and bordered by flower beds, well-stocked with a variety of plants. To the rear

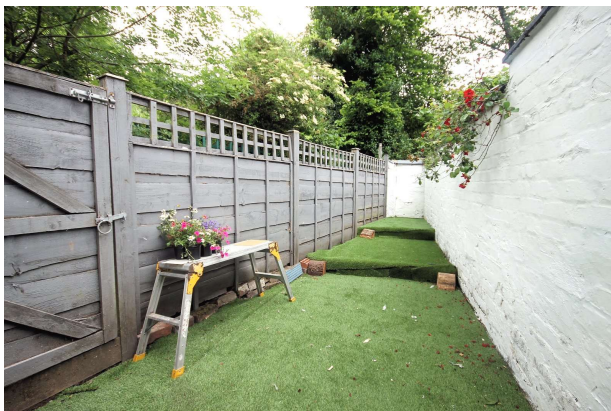
is a small walled courtyard garden laid mainly to artificial turf and perfect for al fresco dining.

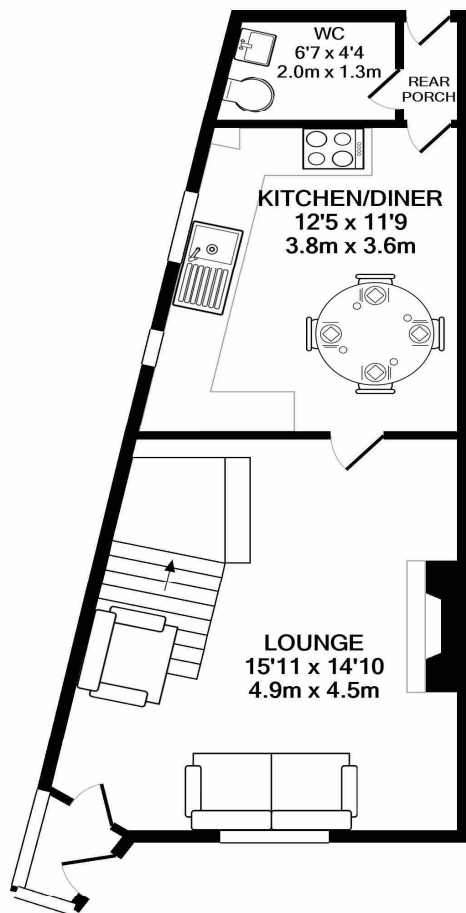
Directions

From Knutsford rail station proceed down Adams Hill and pass Aldi supermarket. At the lights turn left up Hollow Lane onto Mobberley Road After passing St. Cross Church, Moordale Road is the second left hand turn.

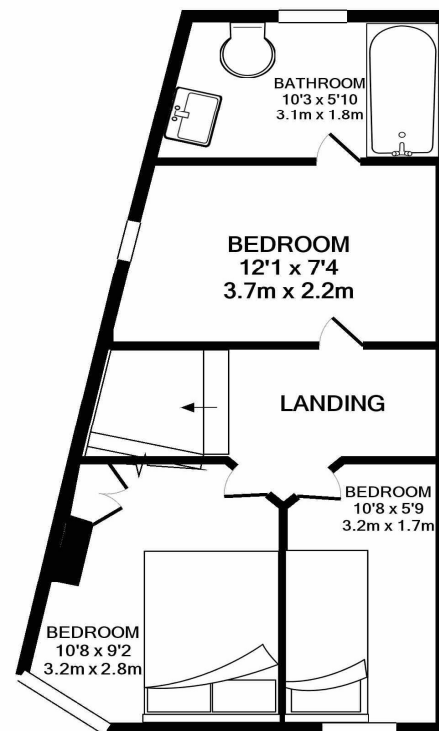
- An immaculately presented end terrace property
- Situated in the heart of Knutsford Town Centre
- A short stroll to all local amenities, bars & restaurants
- Beautifully refurbished throughout
- Living room
- Fitted dining kitchen
- Two/three bedrooms
- Bathroom
- Small walled courtyard garden

Postcode – WA16 8ET
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire West
Council Tax – Band C





GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.