



Knutsford
St John's Avenue


IRLAMS
of Knutsford



Knutsford, WA16 0DH

St John's Avenue

£450,000



The Property

This beautifully presented two-bedroom period terraced cottage has been much refurbished over the years by the current owner to now provide light, spacious and flexible living accommodation blending character features and modern convenience effortlessly. Particular mention must be made of the refitted kitchen with integrated appliances, the four-piece bathroom in a contemporary style as well as the numerous original features including original fireplaces, refurbished sash windows, ceiling coving and architraves as well as the recent addition of plantation shutters to the front elevation.

Located in a super position on a quiet road in the heart of the St John's Conservation Area, a short stroll to the town centre and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a stone flagged front garden with feature planting, retained by dwarf brick wall. The rear gardens are in a courtyard style and landscaped for ease of maintenance with stone flags, pretty borders and established foliage, ideal for alfresco dining and enjoying the pleasant outlook over the conservation zone.

Directions

From Knutsford Rail Station head across the main road on to Stanley Road. Take the third left-hand turn on to St Johns Avenue and follow the bend to the right. After a short distance, the property will be seen on your left-hand side.

- A stunning period terraced property
- Situated in a popular location within a short walk of Knutsford Town Centre
- Beautiful living room
- Separate bright dining room
- Cellar/utility room
- Two generous double bedrooms
- Spacious bathroom
- Private courtyard garden

Postcode – WA16 0DH

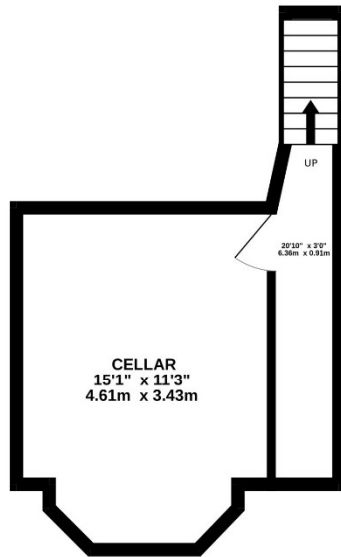
EPC Rating – D

Local Authority – Cheshire East

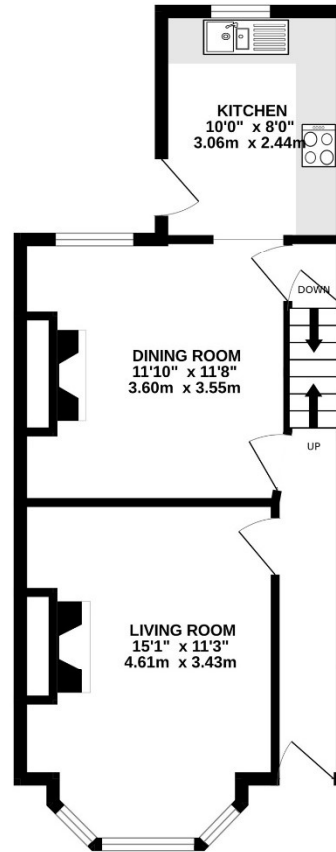
Council Tax – Band D



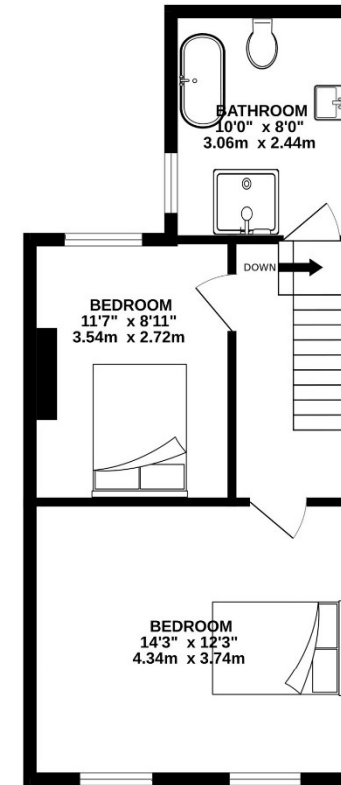
CELLAR
216 sq.ft. (20.1 sq.m.) approx.



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.

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