



Knutsford  
St John's Avenue

IRLAMAS  
*of Knutsford*





# Knutsford, WA16 0DH

## St John's Avenue

### £420,000



### The Property

This beautifully presented two-bedroomed period terraced cottage has been much refurbished over the years by the current owner to now provide light, spacious 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 refurbished sash windows, ceiling coving, ceiling rose and architraves, as well as the recent addition of plantation shutters to the front elevation. Gas fired central heating and hot water via a Combi boiler. Electric underfloor heating to kitchen and bathroom.

Located in a super position on a quiet road in the heart of the St John's conservation area, the property is a short stroll to the town center and all the local amenities which Knutsford has to offer. It is ideally positioned for all the major network links to the Northwest and beyond. No. 32 is approached over a flagged front garden with feature planting, retained by dwarf brick wall. The rear garden is in a courtyard style and landscaped by ease of maintenance with flags and established foliage with secure rear access gate.

### 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
- No Chain

**Postcode** – WA16 0DH

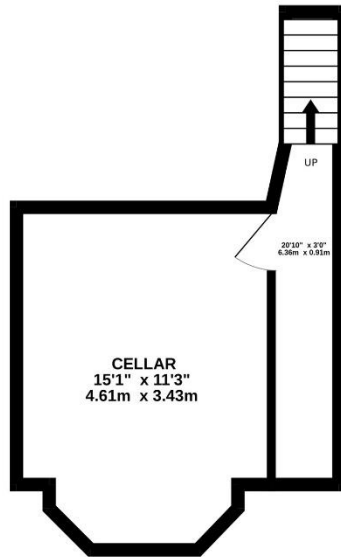
**EPC Rating** – D

**Local Authority** – Cheshire East

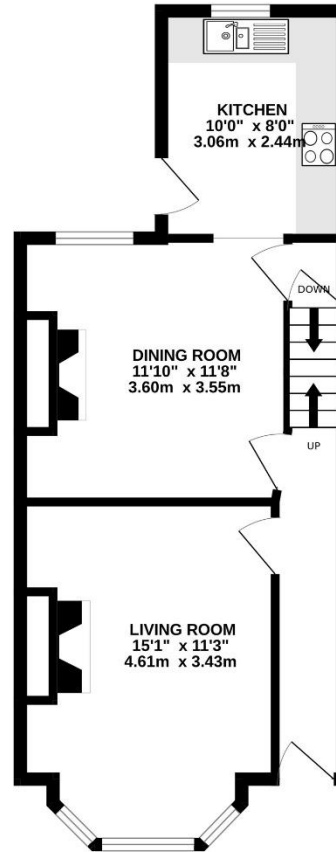
**Council Tax** – Band D



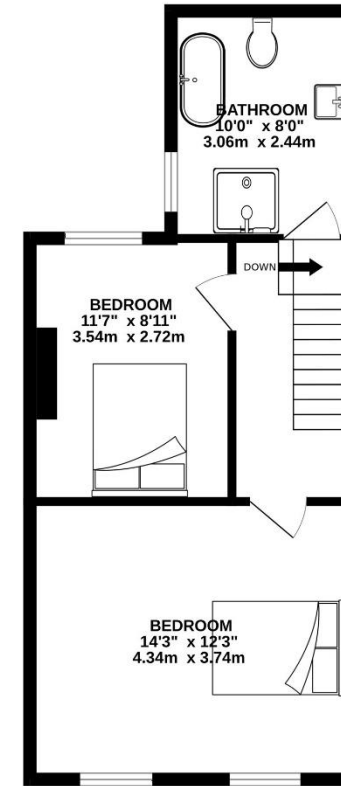
CELLAR  
216 sq.ft. (20.1 sq.m.) approx.



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.

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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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

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