



Knutsford
Sharston Crescent


IRLAM
of Knutsford



Knutsford, WA16 8AF

Sharston Crescent

£380,000



The Property

This well presented three-bedroom link detached property has been sympathetically maintained over the years by the current owner, now offering well balanced accommodation with great potential to make one's own. Particular mention must be made of the through Living Dining room with French doors to the garden, the generous bedroom accommodation providing three double bedrooms as well as the fantastic potential to extend, refurbish and remodel due to the size, nature and aspect of the plot.

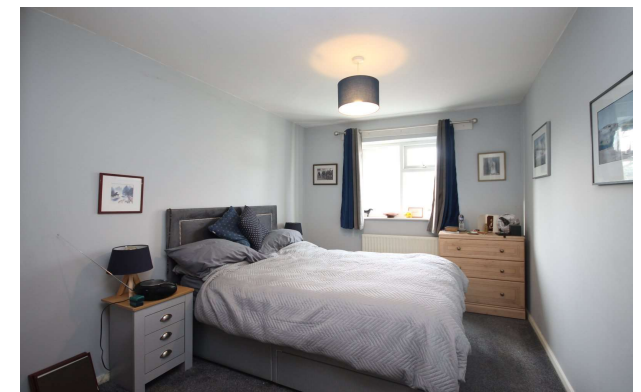
Located in an ever-popular position forming a small development of similar properties in the heart of the town, close to all local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a tarmac driveway, providing ample off-road parking, leading to the front entrance

and integral garage, flanked by open lawned garden with feature planting. The rear gardens are a lovely feature of the property, being generous in proportions with a private, southerly aspect. Laid to lawn in the main with a range of well stocked borders surrounding, all fully enclosed by mature hedging. Flagged patio area, accessed of the main reception space, provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

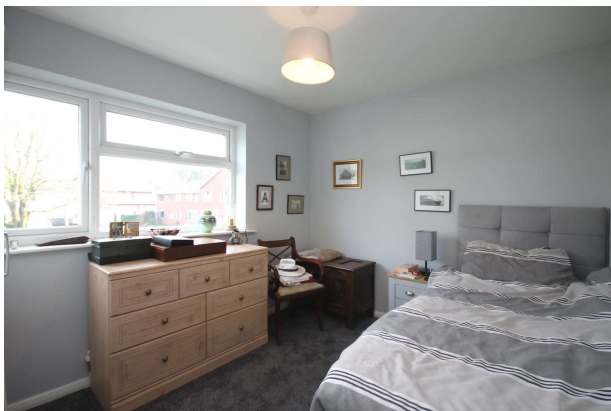
Directions

From Knutsford Rail Station head down Adams Hill and passing Aldi. At the set of lights continue straight onto Brook Street and just prior to The Legh Arms public house turn sharp left on to Mobberley Road. Take the first right on to Manor Park South and after a short distance Sharston Crescent can be found on your left hand side.

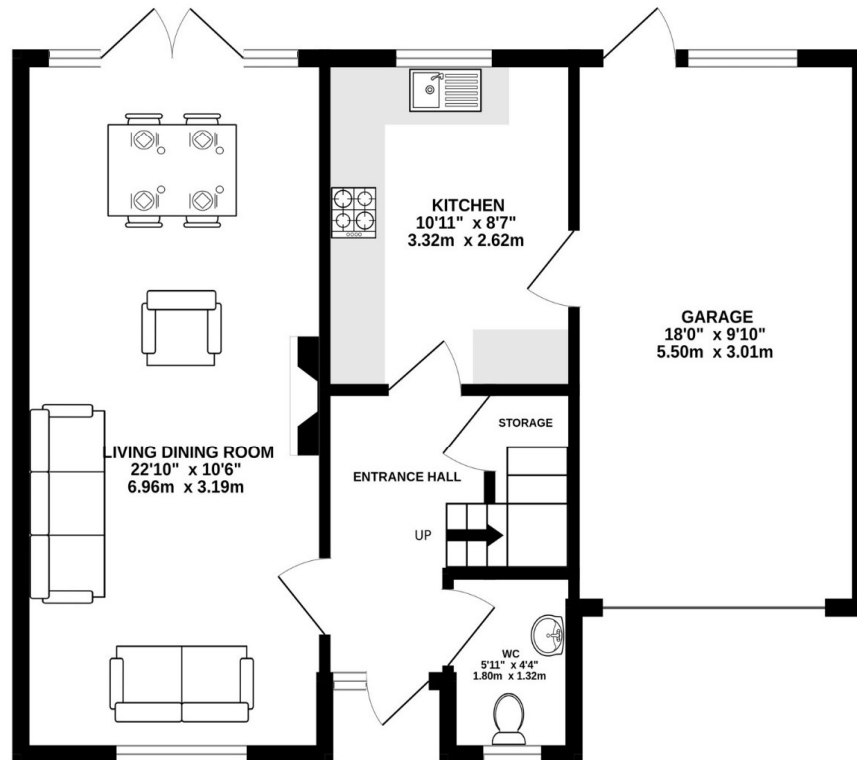


- A well-presented link-detached property
- Potential to refurbish and/or extend (subject to relevant permission)
- Situated within a short walk of Knutsford town centre & all its amenities
- Three double bedrooms
- Private, enclosed gardens with lawn & patio areas
- Off road parking
- Integral garage

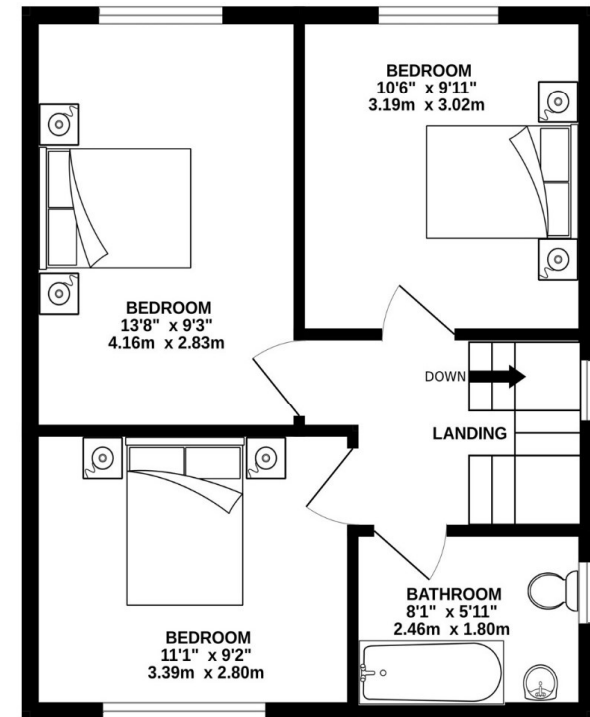
Postcode – WA16 8AF
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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