



Knutsford  
St John's Road

  
IRLAM  
*of Knutsford*





## The Property

This beautifully presented Victorian five-bedroom, two bathroom semi-detached property has been much refurbished and remodelled over the years to now provide light, spacious and flexible living accommodation blending character features and modern convenience effortlessly. Particular mention must be made of the stunning open plan Living Dining Kitchen with range oven, breakfast bar and feature log burner, the master bedroom suite with walk through dressing room and full ensuite bathroom, the generous bedroom and reception room proportions as well as the many original character features such as sash windows, ceiling cornicing and architraves.

Located in a super position 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 through timber gate over a block paved pathway, leading to the front entrance with lawned garden to either side with mature trees and hedging and foliage giving a high degree of privacy. The rear gardens have been landscaped for ease of maintenance with block paved driveway, providing off road parking through timber electric gates and stone flagged patio area off the kitchen providing ideal space for alfresco dining and enjoying the evening sunshine. Attached garage and carport provides further off-road parking and storage facilities whilst there is a useful outside WC and log/coal store.

## Directions

From Knutsford Rail Station head across the main road on to Stanley Road. Take the left-hand turn on to St John's Road and follow the bend to the right. After a short distance, the property will soon be seen.

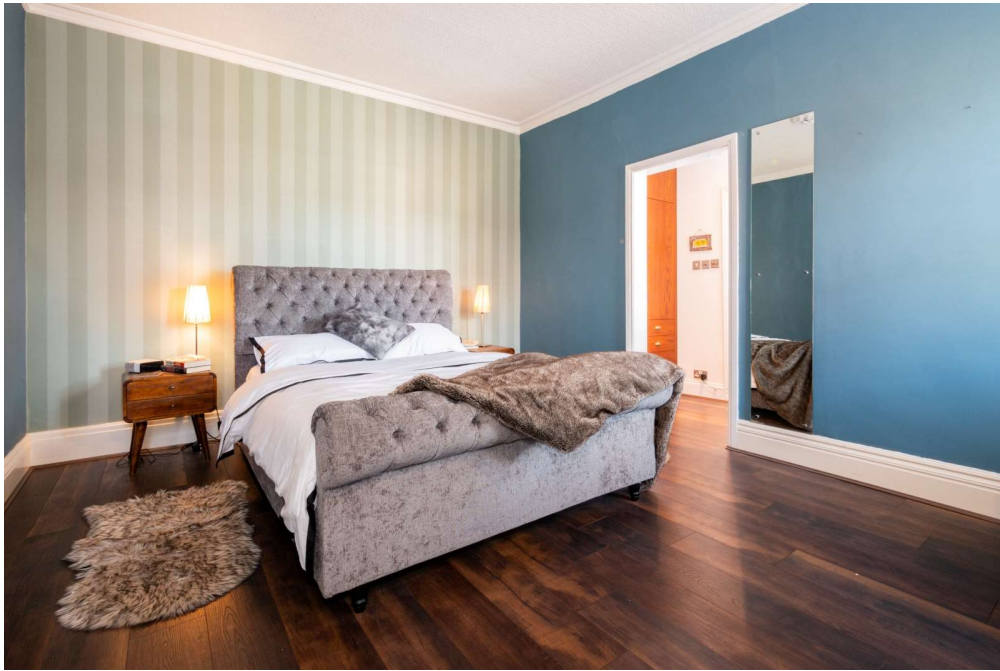


## SUMMARY OF ACCOMMODATION

- A beautifully presented five bedroom Victorian property located in a super position in the heart of the St John's conservation area, a short stroll to the town centre
- Stunning substantial reception rooms
- Superb open plan living dining kitchen with integrated appliances & separate utility room
- Five generous bedrooms (principle bedroom with dressing room & en-suite bathroom)
- Stunning, private formal gardens with patio & lawned areas, ideal for alfresco dining and entertaining.
- Garage & off road parking













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**Guide Price – £1,050,000**

**Postcode – WA16 0DP**

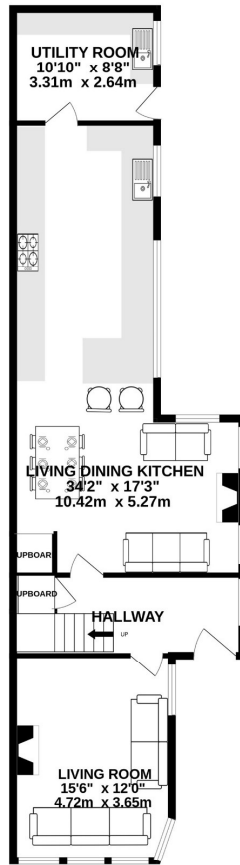
**EPC Rating - D**

**Tenure – Freehold**

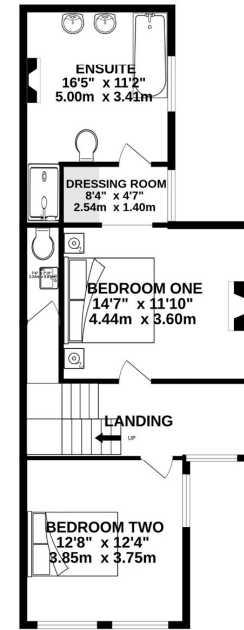
**Local Authority - Cheshire East**

**Council Tax – Band G**

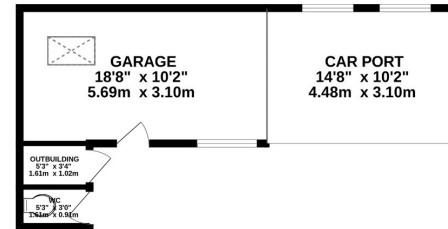
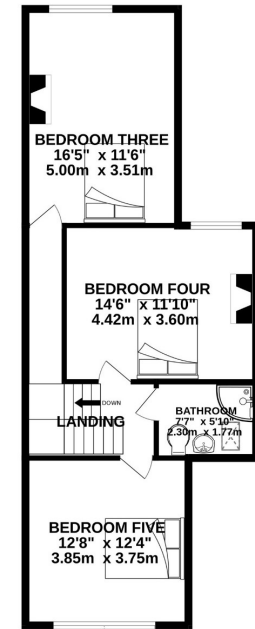
GROUND FLOOR  
819 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



2ND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



EXTERNAL  
373 sq.ft. (34.6 sq.m.) approx.

TOTAL FLOOR AREA : 2467 sq.ft. (229.2 sq.m.) approx.

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