



Knutsford
Mardon Close


IRLAMS
of Knutsford

Knutsford, WA16 8XT

Mardon Close

£305,000



The Property

This superb three bed semi detached home comes beautifully presented throughout and offers ample, quality living accommodation. Sitting in a quiet, attractive cul-de-sac location within Knutsford Town Centre, the property lies in easy reach of all Knutsford's local amenities including its shops and the famous bars and restaurants, as well as its stunning outdoor spaces such as Tatton Park. The house itself has been lovingly updated and improved over the years to provide a bright living space over two floors. Particular mention must be made of the large front living room, the modern kitchen diner spanning the width of the property as well as the external garden room offering use for home office, hobbies or pursuits.

The property is approached via a pretty front garden laid mainly to lawn and with driveway providing off-road parking for multiple vehicles. To the rear is an enclosed garden laid mainly to lawn and bordered with wood lap fencing, and patio area ideal for capturing the afternoon and evening sun.

Directions

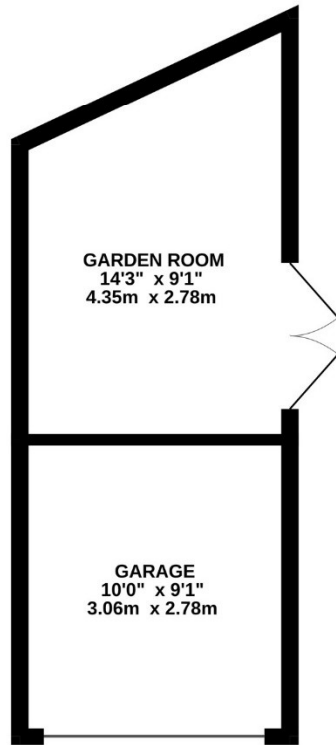
From Knutsford Rail Station proceed to the bottom of Adams Hill, follow the bend to the right and turn left at the lights on to Hollow Lane. After a short distance, join Mobberley Road and proceed for approx. 1 mile. Turn left on to Montmorency Road and Mardon Close can be found immediately on the left hand side.

- A well-presented semi-detached property
- Situated in a lovely cul-de-sac location within a short walk of Knutsford Town Centre
- Beautifully refurbished throughout
- Living room
- Dining kitchen with integrated appliances
- Three bedrooms
- Bathroom
- Lovely enclosed garden with lawn & decked area
- Driveway providing off road parking
- Detached garage/garden room

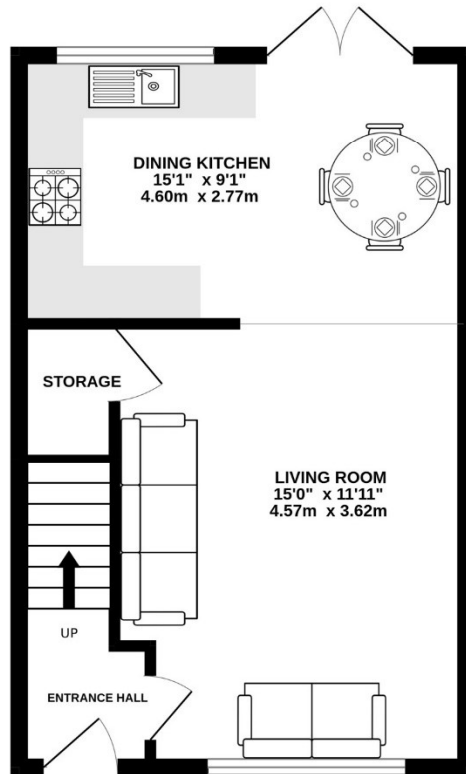
Postcode – WA16 8XT
EPC Rating – TBC
Tenure – Leasehold
Local Authority – Cheshire East
Council Tax – Band C
Ground Rent – £60.00pa



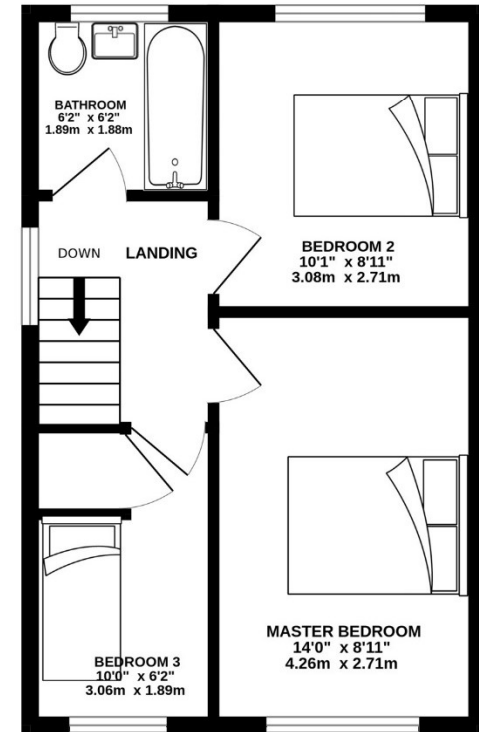
OUTBUILDING
202 sq.ft. (18.8 sq.m.) approx.



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.3 sq.m.) approx.

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