



TO LET

St John's Avenue, Knutsford


IRLAMS
of Knutsford



Knutsford, WA16 0DH

St Johns Avenue

£1,750 pcm



The Property

This gorgeous period terraced house is a perfect example of its type and comes immaculately presented throughout. Situated in an enviable position at the heart of St Johns Conservation Area in Knutsford Town Centre, the property enjoys fantastic access to all local amenities, with Knutsford's shops, bars and restaurants being within a short stroll. Also within a few minutes' walk are some of Knutsford's stunning outdoor spaces such as Tatton Park and The Heath. The property itself offers generous room proportions throughout, with high ceilings allowing streams of natural light. Particular mention must be made of the

stunning room proportions, beautifully finished and brimming with period features.

The property is approached via a private front garden. To the rear is a walled courtyard garden perfect for al fresco dining.

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
- Available Mid July
- Unfurnished

Postcode – WA16 0DH

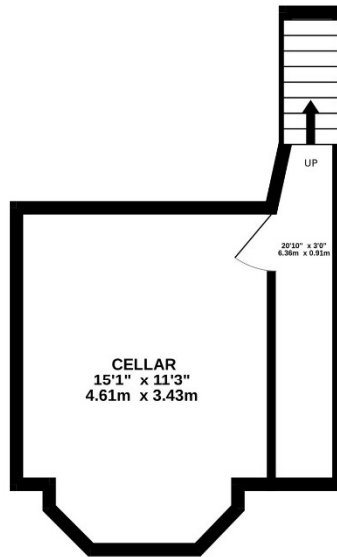
EPC Rating – D

Local Authority – Cheshire East

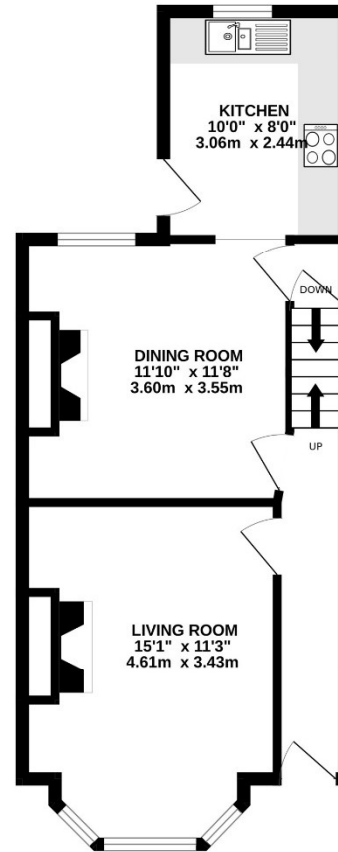
Council Tax – Band D



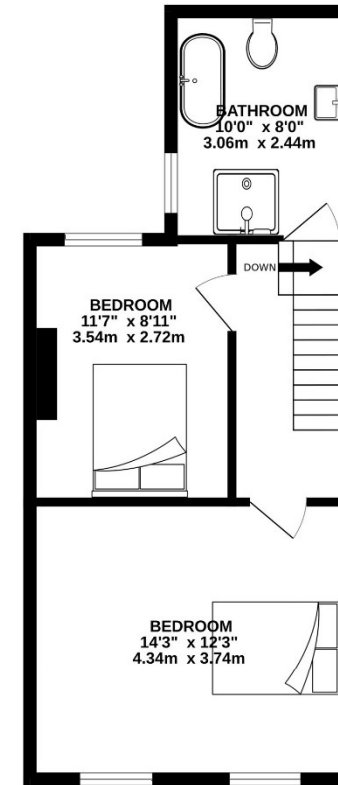
CELLAR
216 sq.ft. (20.1 sq.m.) approx.



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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