



**TO LET**

**Sparrow Lane, Knutsford**

  
**IRLAMS**  
*of Knutsford*

# Knutsford, WA16 8ED

## Sparrow Lane £850 pcm



### The Property

A completely unique and characterful property nestled on a quiet backwater within a short stroll of Knutsford town centre and all local amenities including its shops, bars and restaurants, as well as Knutsford train station and Tatton Park. The property boasts superb, open-plan living and sits in an enviable position in a generous, tree-lined plot. The property is approached via a gated gravel driveway providing off-road parking. To the rear is a good-sized garden laid mainly to lawn and

enclosed by mature trees and hedges. A flagged patio area provides the ideal opportunity for al fresco dining.

### Directions

From Knutsford train station head to the bottom of Adams Hill and follow the bend to the right. Continue through the traffic lights and Sparrow Lane can be found at the second turning on the left.

- A unique detached property
- A short stroll from Knutsford Town Centre
- Generous open plan living space
- One Spacious Bedroom
- Gated driveway with off road parking
- Large garden
- Part Furnished
- Available start August

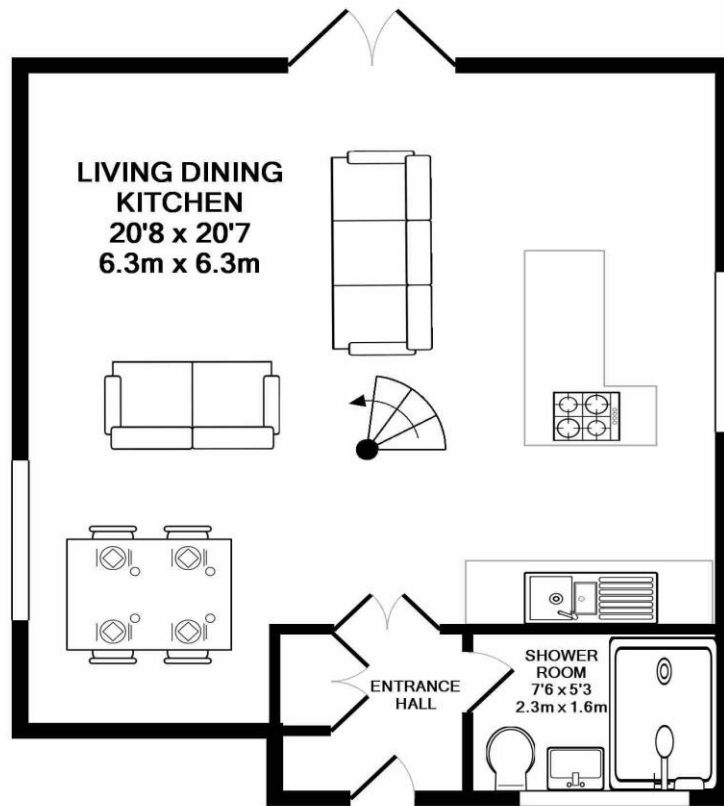
**Postcode** – WA16 8ED

**EPC Rating** – D

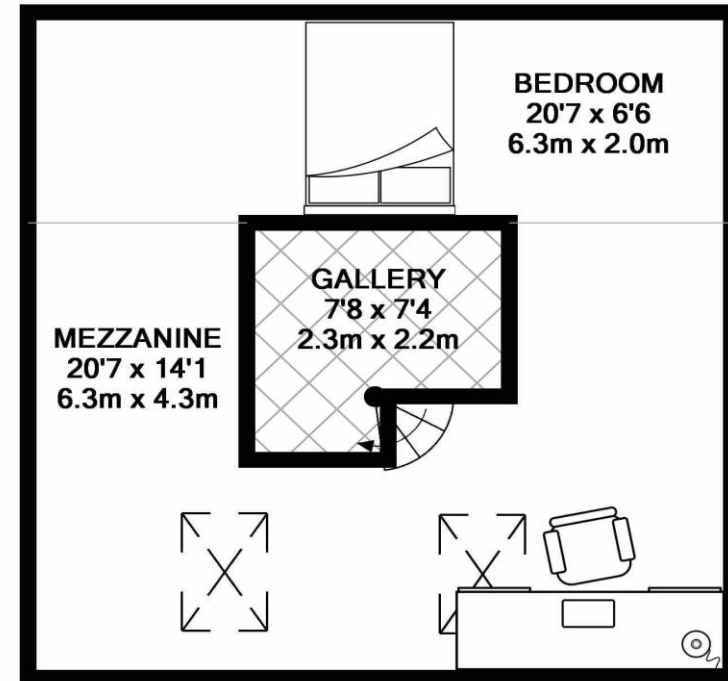
**Local Authority** – Cheshire East

**Council Tax** – Band A





GROUND FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 375 SQ.FT.  
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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