



Knutsford
Church Mews


IRLAMS
of Knutsford

Knutsford, WA16 8HX

Church Mews

Offers over £345,000



The Property

This beautifully presented two bedroom mews property has been recently renovated and improved to now provide light, bright and spacious living accommodation in a modern style. Particular mention must be made of the well designed and appointed internal accommodation, the newly fitted shower suite as well as the thoughtfully landscaped private rear gardens.

Located in an elevated position forming part of a small development of similar properties within a short stroll of the town centre and Tatton Park, whilst being ideally positioned for all major network links to the northwest and beyond.

The property is approached via a flagged pathway, leading to the front entrance, flanked by lawned garden and screened by mature trees and hedging. The rear gardens are a lovely feature of the

property, being a generous size with a private aspect. Landscaped with artificial grass for ease of maintenance with a lovely stone flagged patio area, ideal for alfresco dining, fully enclosed with mature hedging providing a high level of privacy. In addition, there is a single garage, ideal for additional storage and parking if required.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the rail station down Adams Hill. At the next set of lights turn left up Hollow Lane onto Mobberley Road. Just after passing St Cross Church turn right into Church Mews.

- An immaculately presented mews property
- Situated in the heart of Knutsford town centre & all its amenities
- Spacious living accommodation
- Two bedrooms
- Shower room
- Private, easily maintained garden
- Garage

Postcode – WA16 8HX

EPC Rating – C

Tenure – Leasehold

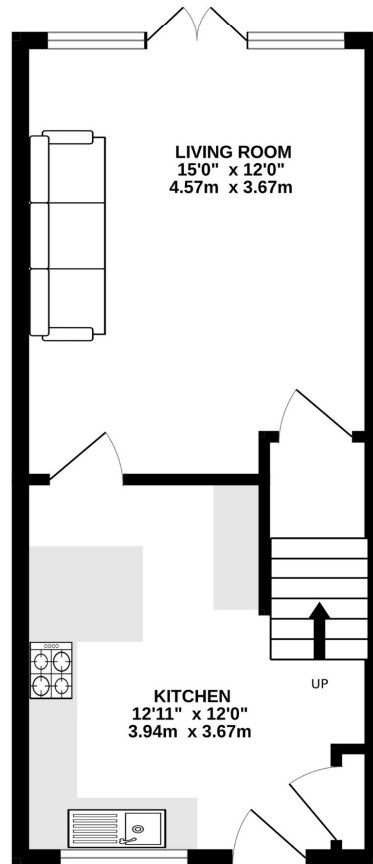
(999 year lease from 1991 – Ground rent £35 per annum)

Local Authority – Cheshire East

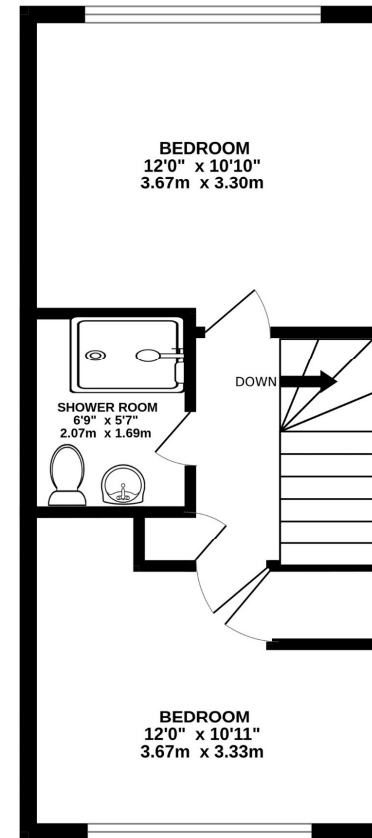
Council Tax – Band D



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.4 sq.m.) approx.

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