



**TO LET**

**Moordale Road, Knutsford**

  
**IRLAM**  
*of Knutsford*



# Knutsford, WA16 8ET

## Moordale Road - £1,200 pcm



### The Property

This pretty Victorian terrace sits in an enviable position on a charming row within a short stroll of Knutsford town centre and all local amenities, including its shops, bars and restaurants, and stunning outdoor spaces such as Tatton Park and The Moor. The property itself boasts bright, spacious accommodation with period features including a cast iron stove and fireplaces, large dining kitchen, two bedrooms and newly fitted bathroom. The front of the property is approached over a path with flower beds and planters leading to the covered porch. To the rear is a pretty walled garden which is paved providing a large patio area.

There are raised borders to both sides with various shrubs. Courtesy gate and brick built store to the rear.

### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Turn left at the next set of lights up Hollow Lane onto Mobberley Road and after passing St Cross Church and the zebra crossing turn left onto Moordale Road.



- A pretty Victorian mid terraced property
- Situated just a short stroll from the town centre
- Good size dining kitchen with appliances
- Two bedrooms
- Private enclosed rear garden
- Gas fired central heating & double glazing throughout
- Unfurnished
- Available Early October

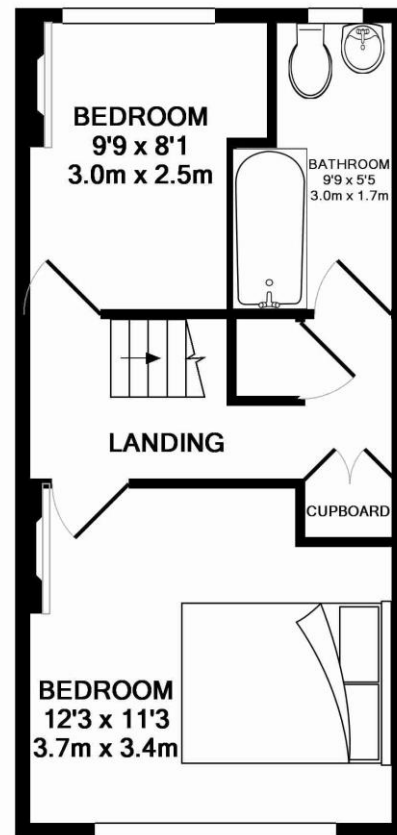
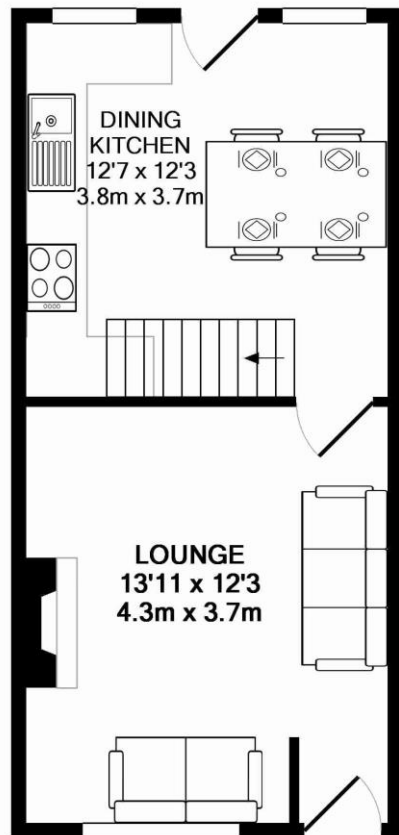
**Postcode** – WA16 8ET

**EPC Rating** – D

**Local Authority** – Cheshire East

**Council Tax** – Band C





GROUND FLOOR  
APPROX. FLOOR  
AREA 323 SQ.FT.  
(30.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 324 SQ.FT.  
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 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

Made with Metropix ©2014

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

I1021\_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

