



Knutsford  
Queen Street

  
IRLAM  
*of Knutsford*





# Knutsford, WA16 6HZ

## Queen Street

### £595,000



## The Property

This beautifully presented four-bedroom Victorian terraced property has been much extended and refurbished over the years by the current vendors to now provide light, deceptively spacious and flexible living accommodation blending character features and modern convenience effortlessly. Particular mention must be made of the extended dining kitchen with Velux windows, island unit and French doors to the garden, the cellar conversion providing fourth bedroom with en-suite shower room as well as the loft conversion providing principal bedroom with en-suite shower room.

Located in an ever-popular position, forming a street of similar properties in the heart of the town centre, a short stroll to all local amenities, Tatton Park and The Heath whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a stone pathway flanked by dwarf walled front garden with feature planting leading to the front entrance. The rear gardens are a lovely feature of the property, being generous in proportions with a private, Westerly aspect. Laid to lawn in the main with borders surrounding, all fully enclosed by mature hedging and timber fencing. Stone flagged patio area, accessed of the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the private aspect.

## Directions

From the roundabout at Canute Square head north along Manchester Road. Queen Street is the fourth turning on the right hand side.

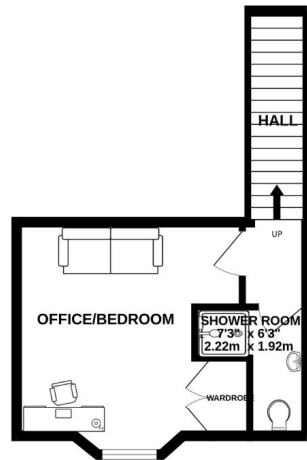


- A beautifully presented Victorian terrace property set over four floors
- Situated in the heart of Knutsford town centre, The Heath & Tatton Park
- Spacious & flexible living accommodation
- Basement to provide study/family room/bedroom
- Beautiful open plan living dining kitchen with integrated appliances
- Four generous bedrooms & three bathrooms (two en-suite)
- Private garden with lawn & patio areas

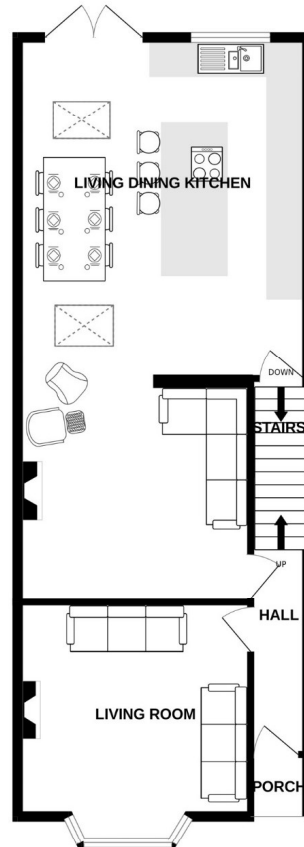
**Postcode** – WA16 6HZ  
**EPC Rating** – D  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band C



LOWER GROUND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



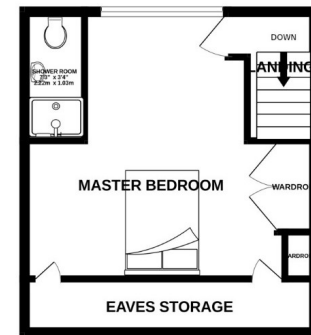
GROUND FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 sq.m.) approx.

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