



Knutsford
Church Mews


IRLAM
of Knutsford



Knutsford, WA16 8HX

Church Mews

£340,000



The Property

This immaculately presented two-bedroom mews property has been lovingly maintained by the current owner and provides light, bright and spacious living accommodation over two floors. Particular mention must be made of spacious living dining room with French door out to the private, low maintenance rear gardens, the beautifully fitted modern kitchen, family bathroom with floor to ceiling tiles as well as the two generous double bedrooms with the master benefitting from fitted wardrobes.

Located in superb 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 over a flagged pathway, leading to the front entrance, flanked by lawned garden and brick elevations.

The rear gardens are a lovely feature of the property, being of a generous size with a private southerly aspect and comes fully landscaped for ease of maintenance. A wooden decking area that is accessed from the living dining room provides the ideal spot for alfresco dining and enjoying the afternoon sunshine with family and friends. The garden space is fully enclosed with mature hedging providing a high level of privacy. In addition, there is a single garage which can be accessed from the rear, 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 news property
- Situated in the heart of Knutsford town centre & all its amenities
- Spacious living accommodation
- Two generous bedrooms
- Bathroom
- Private, easily maintained garden
- Garage
- No Chain

Postcode – WA16 8HX

EPC Rating – C

Tenure – Leasehold

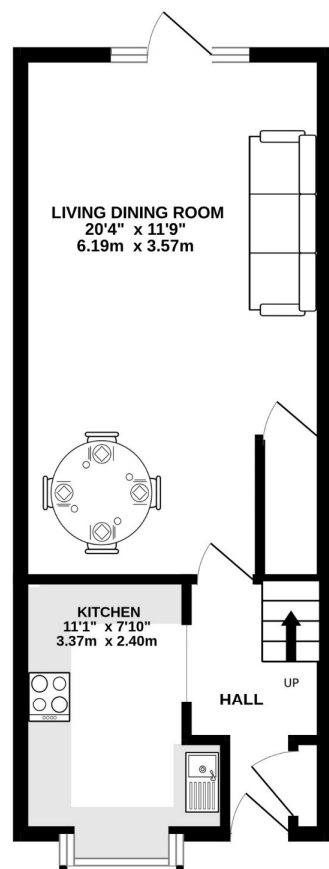
(999 year lease from 1991 – Ground rent £35 per annum)

Local Authority – Cheshire East

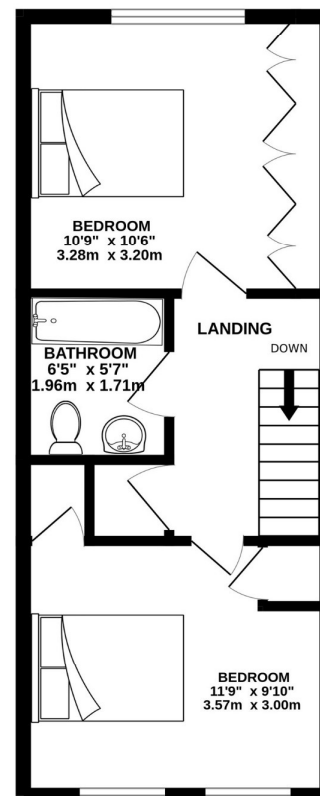
Council Tax – Band D



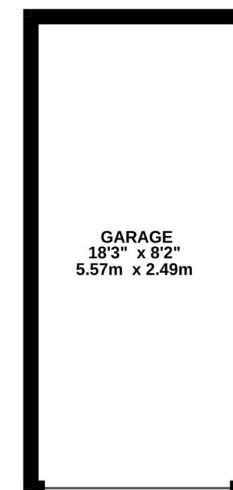
GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



GARAGE
149 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2025

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

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.

