



Knutsford
Church Mews


IRLAM
of Knutsford



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.

Knutsford, WA16 8HX
Church Mews
£325,000



- 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

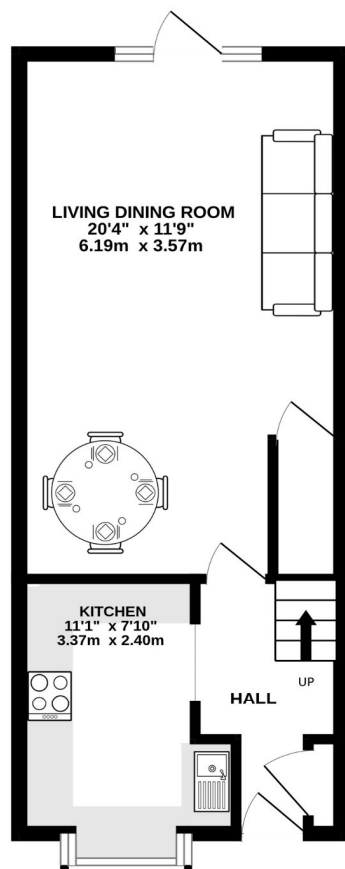
(999 year lease from 1991 – Ground rent £35 per annum)

Local Authority – Cheshire East

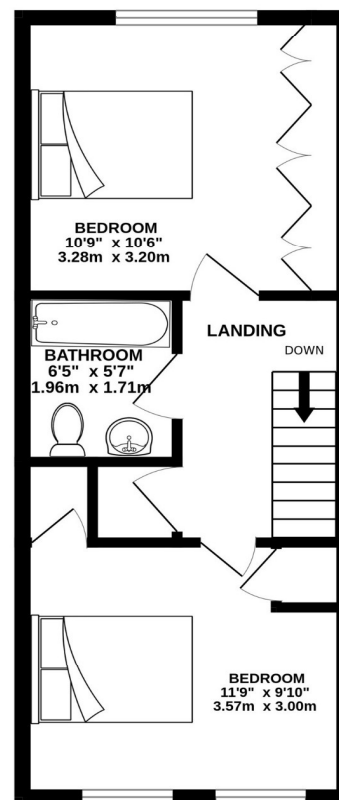
Council Tax – Band D



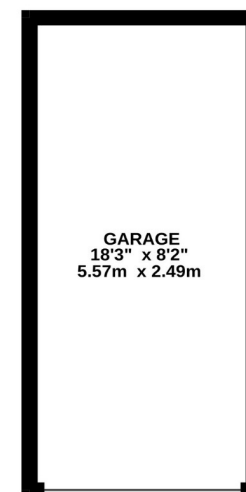
GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



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.

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