



**TO LET**

Cranford Avenue, Knutsford





## Knutsford, WA16 0EB Cranford Avenue - £1,550 PCM



### The Property

This charming terraced house sits in an enviable position at the heart of Knutsford Town Centre and within easy reach of all local amenities, including Knutsford's shops, bars and restaurants, as well as its stunning outdoor spaces such as Tatton Park and The Heath. The house itself comes lovingly presented. Particular mention must be made of the generous main bedroom occupying the entire top floor. The property has a walled front garden with raised paved area and cast iron gate. The rear courtyard garden is fully enclosed and paved for ease of maintenance and has a gate to the side.

### Directions

From the roundabout in Canute Square travel along Gaskell Avenue crossing Stanley Road onto Cranford Avenue. Pass Westfield Drive on your right and continue along Cranford Avenue whereby the property can be found on the left hand side.

- A beautifully presented end terrace property
- Situated in a popular location within a short walk of the town centre
- Modern fitted dining kitchen
- Utility Room & downstairs w.c.
- Three bedrooms
- Private courtyard garden
- Unfurnished
- Available End of June

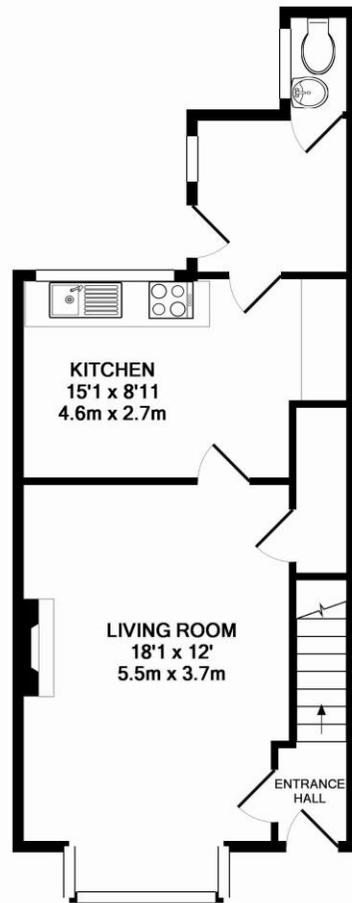
**Postcode** – WA16 0EB

**EPC Rating** – E

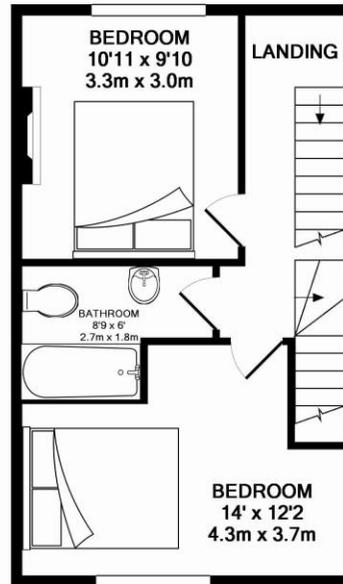
**Local Authority** – Cheshire East

**Council Tax** – Band D

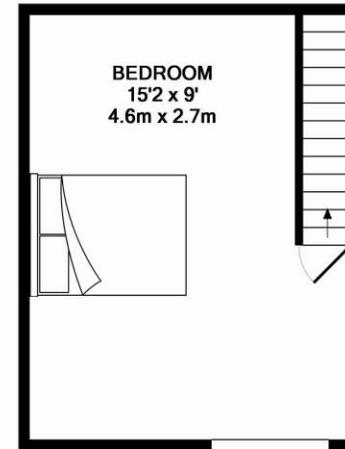




GROUND FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 276 SQ.FT.  
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (99.9 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

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