



TO LET

Heron Close, Knutsford


IRLAM
of Knutsford



Knutsford, WA16 8HL

Heron Close

£1,350.00



The Property

This immaculately presented three bedroom semi detached property has been much improved over the years to now provide light, bright and spacious living accommodation in a contemporary style. Particular mention must be made of the open plan dining kitchen with fitted appliances and sliding doors on the garden. Located in an ever-popular position, forming a small development of similar properties, a short walk from the town centre and Tatton Park whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached via a gravelled driveway, providing ample off road parking, leading to the front entrance and detached garage, flanked by flagged pathway and timber raised beds with a range of plants and foliage. The rear gardens are a lovely feature of the property, being of a generous size with a private aspect. Laid to lawn in the

main with well stocked borders and a wealth of mature plants and specimen trees, fully enclosed by wood lap fencing and well established hedging. Large flagged patio area off the kitchen provides ideal opportunity for al fresco dining and enjoying the afternoon sunshine.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station on your left. At the next set of lights turn left up Hollow Lane onto Mobberley Road (B5085). Proceed along this road and after passing Travis Perkins and the water tower on your left turn left onto Kestrel Avenue and at its end turn right and next left onto Heron Close where the property will soon be seen.

- An immaculately presented semi-detached property
- Walking distance to Knutsford town centre & Tatton Park
- Light & spacious living accommodation
- Open-plan dining kitchen with appliances
- Three bedrooms
- Lovely enclosed private rear gardens with lawn & patio with open views
- Driveway providing ample off-road parking
- Garage
- Unfurnished
- Available Beginning September

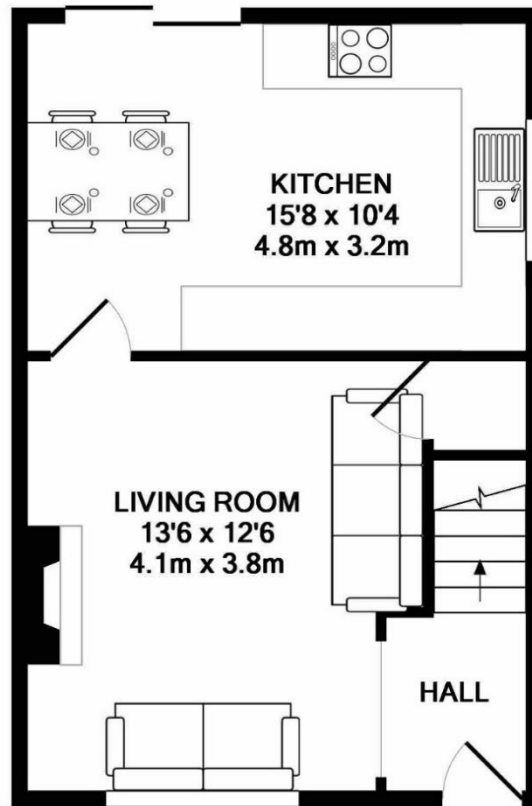
Postcode – WA16 8HL

EPC Rating – D

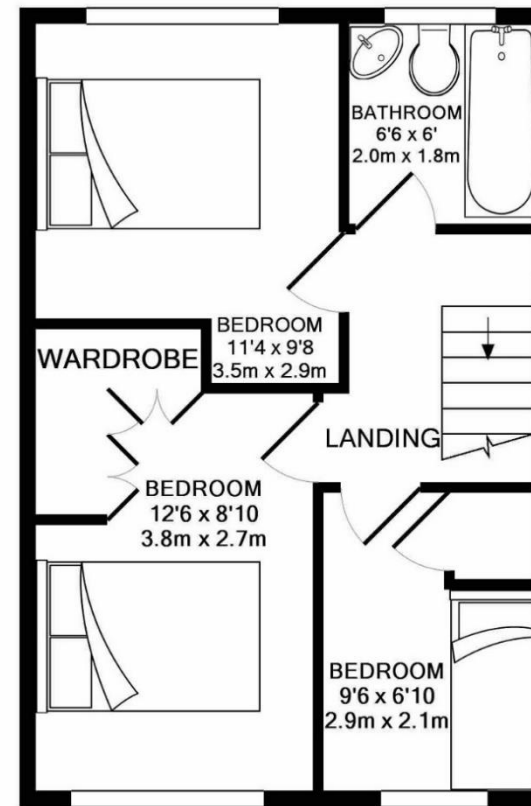
Local Authority – Cheshire East

Council Tax – Band C





GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 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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