



TO LET

Cranford Avenue, Knutsford

# Knutsford, WA16 0EB

## Cranford Avenue

### £2,600 pcm



### The Property

This four bedroom, three bathroom end mews property has been extensively remodelled, improved and extended by the current owners and now offers bright, spacious, contemporary accommodation within a stone's throw of the town centre. Particular mention must be made of the beautiful open plan living dining kitchen with handmade units, fitted appliances, under floor heating and feature log burner.

Externally the property is approached via a tarmac driveway providing off road parking for three cars, accessed by an electrically operated gate. To the rear is

an enclosed, south facing, courtyard style garden, with York stone flagging, raised brick built beds, patio area, a wide variety of plants and a feature stone wall with storage behind.

### Directions

From the roundabout in Canute Square travel along Gaskell Avenue crossing Stanley Road onto Cranford Avenue. After a short distance the property can be found on the left-hand side.

- A stunning end mews property
- Situated within a short walk of the town centre
- Beautiful open plan living/dining/kitchen
- Further living room & separate study
- Four bedrooms to include main bedroom suite with dressing room
- Two bathrooms (one en-suite) plus two further W.C.'s
- Beautiful rear garden
- Off-road parking accessed via electrically operated gate
- Unfurnished
- Available Mid-December

**Postcode** – WA16 0EB

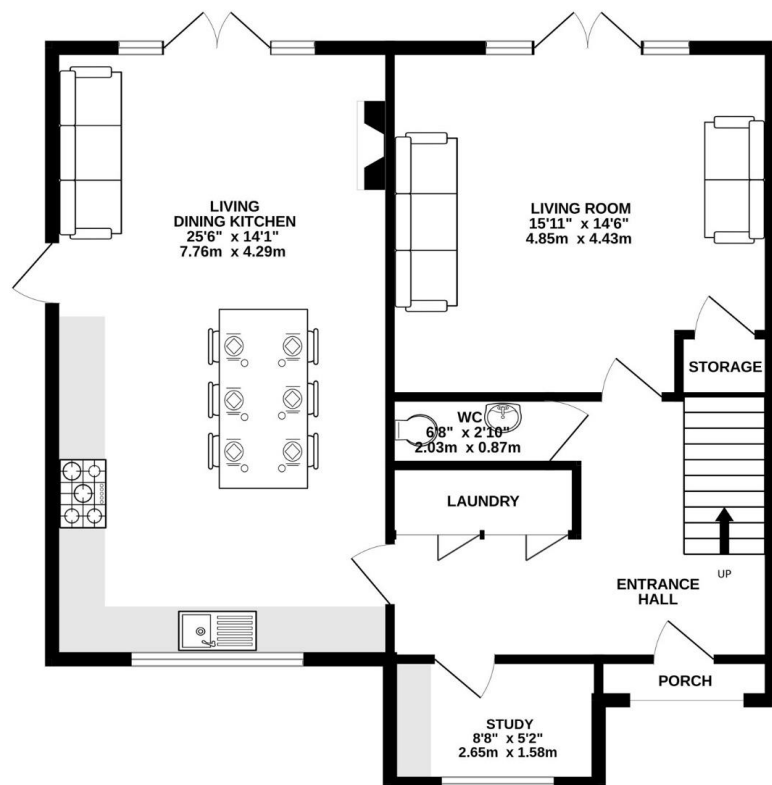
**EPC Rating** – C

**Local Authority** – Cheshire East

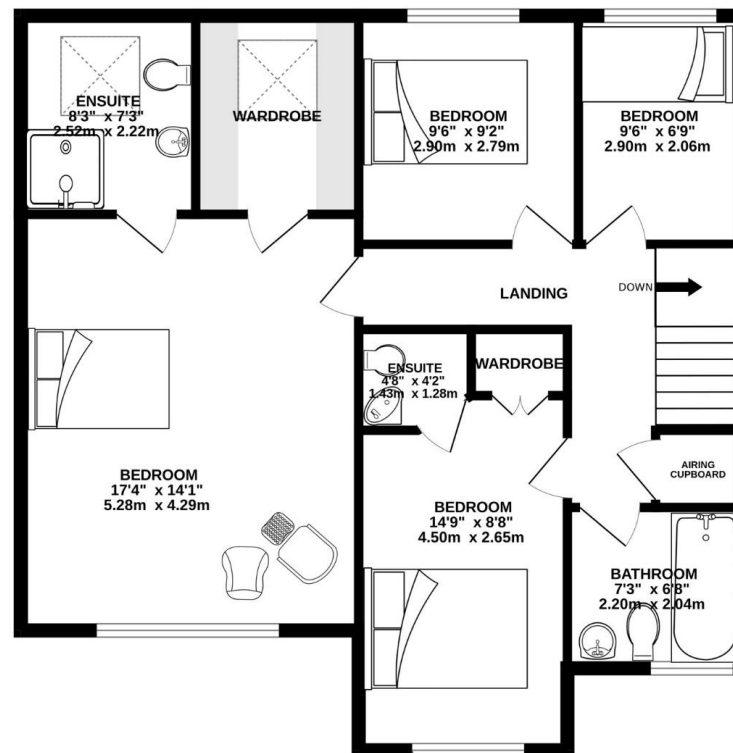
**Council Tax** – Band E



GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.2 sq.m.) approx.

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