

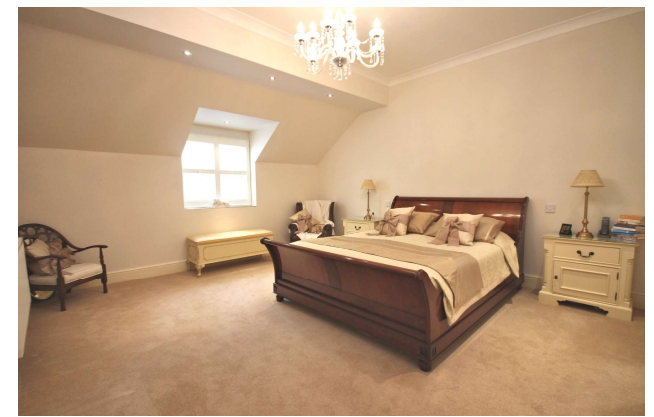


Knutsford
Cranford Avenue


IRLAM
of Knutsford



Knutsford, WA16 0EB
Cranford Avenue
£750,000



The Property

This four bedroom, three bathroom end mews property has been extensively remodelled, improved and extended 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. To the rear is an enclosed, south facing, courtyard style

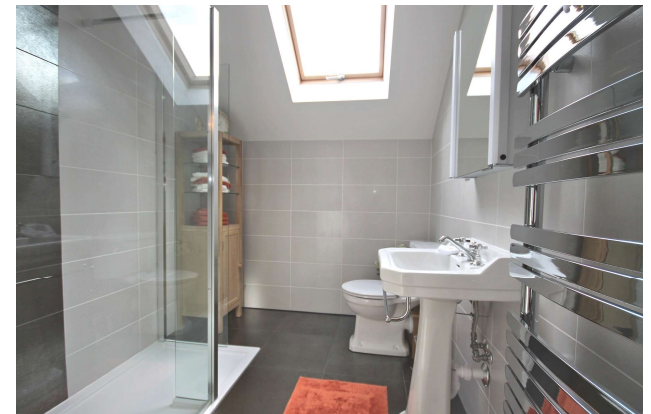
garden, with York stone flagging, raised brick-built beds, patio area, a wide variety of plants and a feature stone wall with storage behind.

Directions

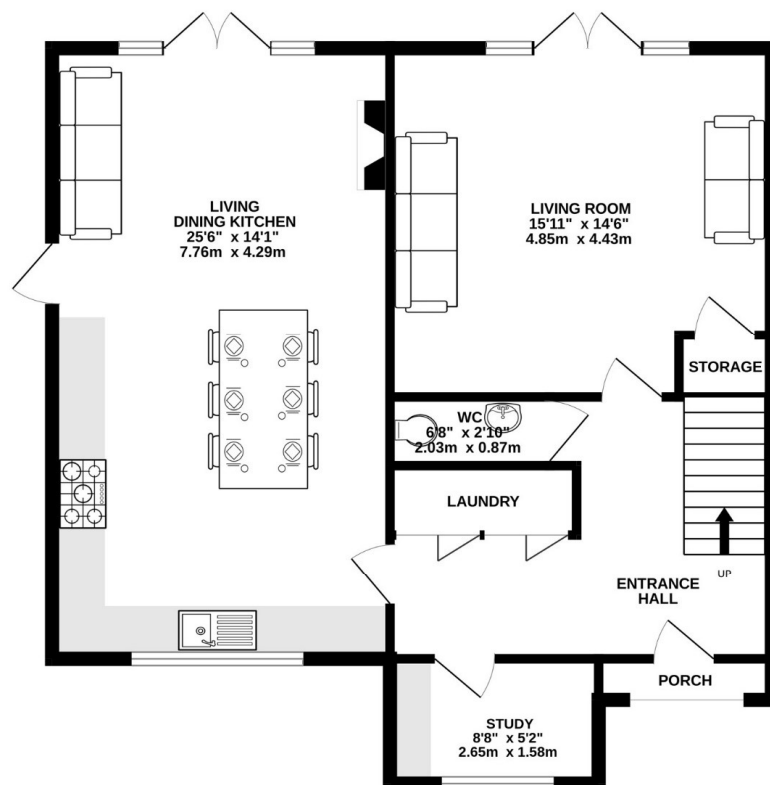
From the roundabout in Canute Square travel along Gaskell Avenue crossing Stanley Road onto Cranford Avenue. After a short distance the property can be found on the left-hand side.

- 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 WC.'s
- Beautiful rear garden
- Off-road parking accessed via electrically operated gate

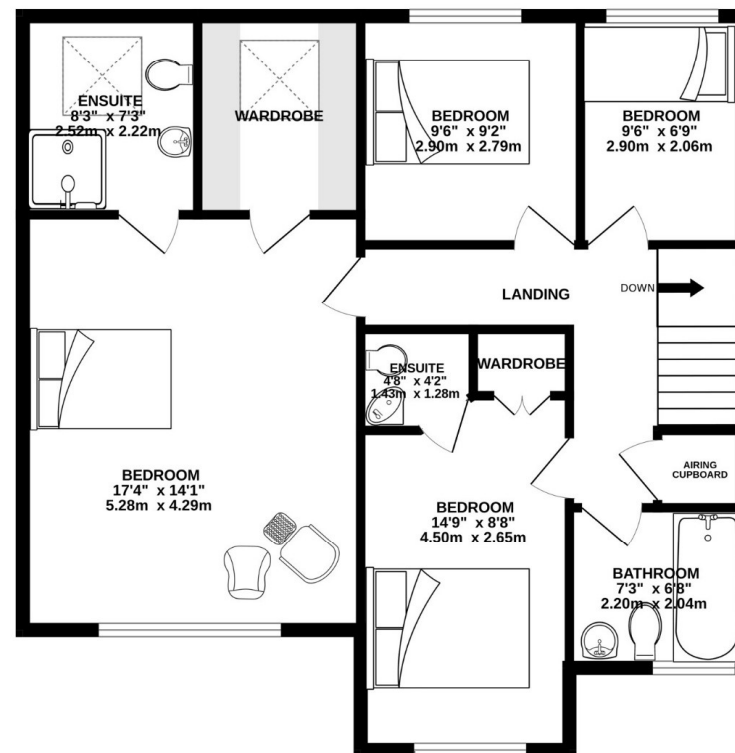
Postcode – WA16 0EB
EPC Rating – TBC
Tenure - Freehold
Local Authority – Cheshire East
Council Tax – Band E



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.

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.

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