



TO LET

Mardon Close, Knutsford





Knutsford, WA16 8XT

Mardon Close

£1,350 pcm



The Property

This charming semi-detached house with bright, modern accommodation perfect for singles, couples and families. Particular mention must be made of the large, bright living room and kitchen diner. The property is situated in a quiet cul-de-sac location within Knutsford Town Centre and in 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 Moor.

The property is approached via a front garden laid to lawn with driveway providing ample off-road parking. To the rear there is an enclosed garden laid mainly to

lawn with feature planting and patio seating areas ideal for al fresco dining.

Directions

From Knutsford Rail Station proceed to the bottom of Adams Hill, follow the bend to the right and turn left at the lights on to Hollow Lane. After a short distance, join Mobberley Road and proceed for approx. 1 mile. Turn left on to Montmorency Road and Mardon Close can be found immediately on the left-hand side.

- A well- presented semi-detached property
- Situated within a short distance of Knutsford town centre & Tatton Park
- Generous living accommodation
- Lovely dining kitchen
- Three bedrooms
- Bathroom
- Lovely enclosed gardens to front & rear with lawn & patio
- Ample off-road parking
- Available mid November
- Unfurnished

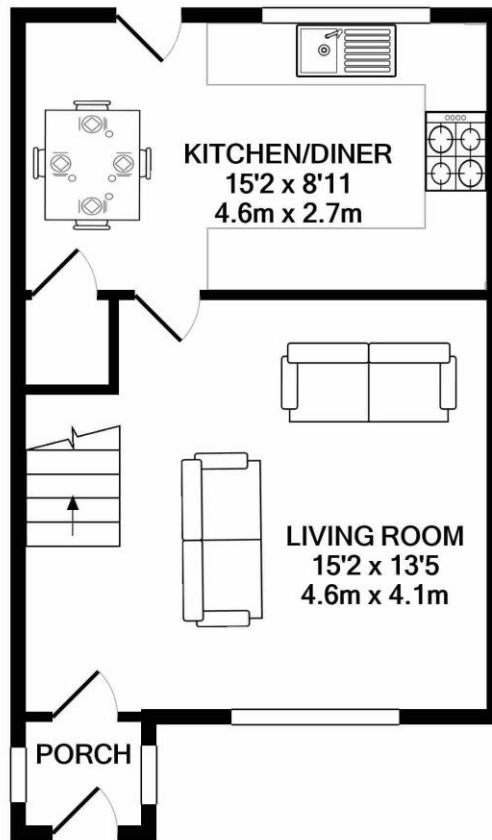
Postcode – WA16 8XT

EPC Rating – D

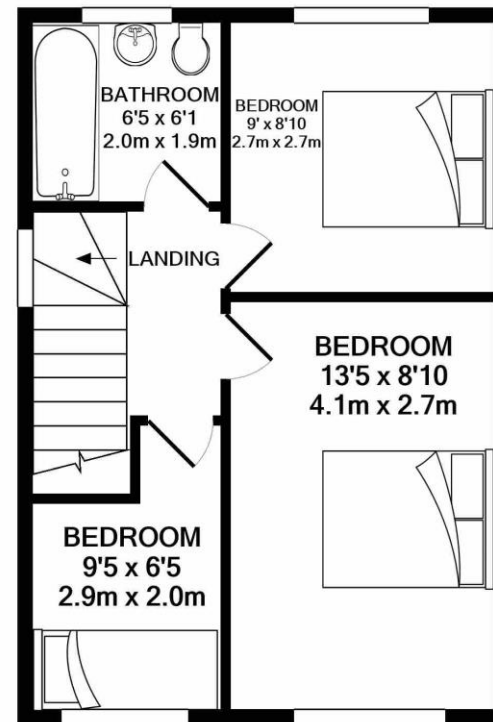
Local Authority – Cheshire East

Council Tax – Band C





GROUND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)

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