



Knutsford
Sharston Crescent


IRLAM
of Knutsford



Knutsford, WA16 8AF

Sharston Crescent

£450,000



The Property

This deceptively spacious, four bedroom semi-detached family home has been sympathetically extended and maintained over recent years to now offer ample flexible living space over two floors. Enjoying an envious position at the head of a quiet crescent, the property sits within walking distance of Knutsford Town Centre and all other local amenities. Particular mention must be made of the large front living room with open views over the green, the extended breakfast kitchen and separate dining room as well as the private rear garden with direct access to a detached garage complete with EV charging point and electronically operated roller door. The property also benefits from having solar panels.

The property is approached via a beautiful, well-maintained open space with flagged pathway leading to the front entrance. To the rear is a generously sized enclosed garden laid mainly to lawn and bordered by wood-lap fencing and mature trees, offering a private aspect. An extensive patio area provides the perfect opportunity for al fresco dining.

Directions

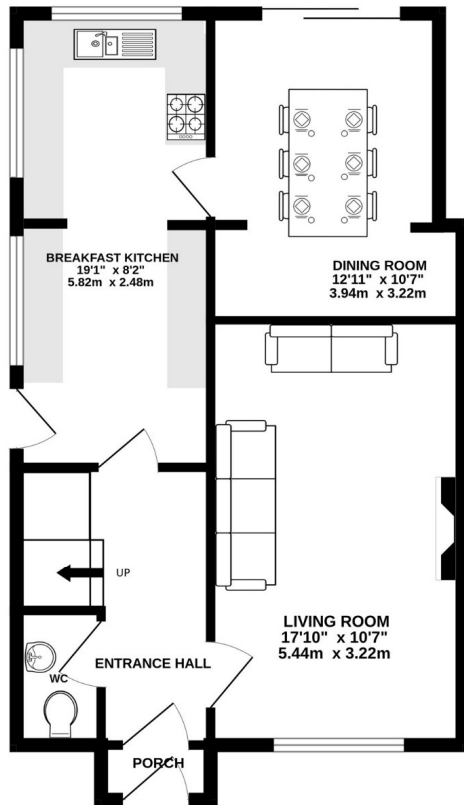
From Knutsford Rail Station head down Adams Hill and passing Aldi. At the set of lights continue straight onto Brook Street and just prior to The Legh Arms public house turn sharp left on to Mobberley Road. Take the first right on to Manor Park South and after a short distance Sharston Crescent can be found on your left-hand side.

- A well-presented semi-detached property
- Walking distance of Knutsford town centre & Tatton Park
- Spacious & flexible living accommodation
- Breakfast kitchen
- Four generous bedrooms
- Contemporary bathroom
- Generous enclosed rear gardens with lawn & extensive patio area
- Detached garage (with direct access to rear garden)
- Private parking at the rear
- The property benefits from having solar panels
- Suitable for further extension (subject to planning permission)
- No Chain

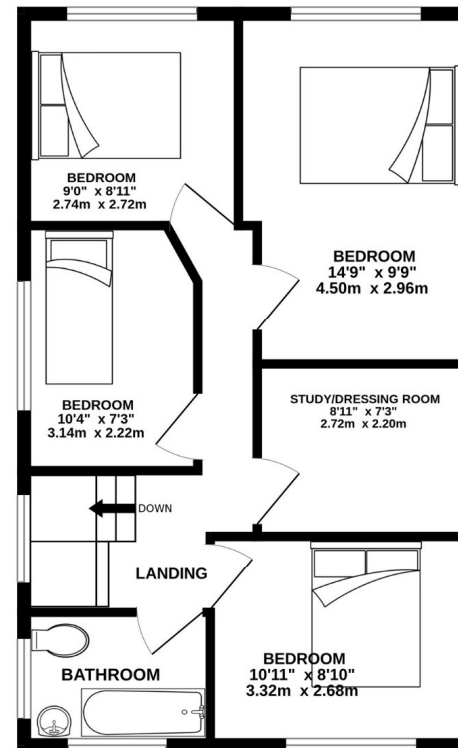
Postcode – WA16 8AF
EPC Rating – C
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E



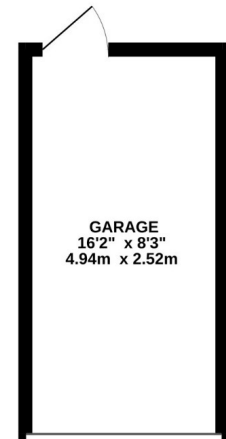
GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



GARAGE
134 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.

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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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