

# 3 Libris House

Stanley Road, Knutsford WA16 0GL



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## Well presented, contemporary style first floor duplex apartment forming part of a popular town centre development

Libris House is a contemporary development of apartments located in the heart of the town centre. This particular property occupies one of the best positions accessed via a secure gateway with telephone entry phone system leading to an attractive first floor hard landscaped courtyard approach.

The accommodation is arranged over two floors and includes a large first floor reception room with huge windows and access to a balcony to the front. A good-sized breakfast kitchen expands the width of the apartment and double doors open to a Juliette balcony. Completing the accommodation are two bedrooms, the principle bedroom benefitting from fitted wardrobes and an en-suite, and a bathroom fitted with three-piece white suite.

Knutsford is well known for its quality houses and extremely pretty with narrow part-cobbled streets. It offers a range of day to day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester City centre, Manchester International airport and to the west, Chester and North Wales.

**Entrance Hall:** staircase to first floor, cylinder cupboard, cloaks cupboard and intercom to security gate.

**Open Plan Kitchen Diner:** Partial double height space overlooked by the galleried sitting room. Full height window and French doors to Juliette balcony. Kitchen fitted with a range of base and wall mounted units with a contrasting work surface over including a stainless steel sink with drainer and mixer tap. Integrated appliances include oven, fridge freezer, and four ring electric hob with extractor fan above, washing machine and dishwasher, space for dining table.

**Bedroom One:** Window to front. Fitted wardrobes.

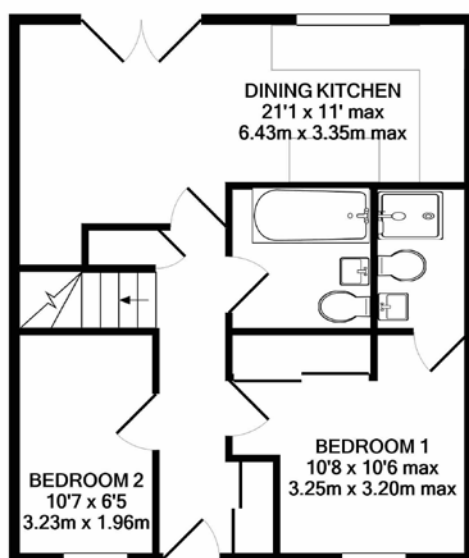
**En Suite Shower Room:** Wall mounted wash hand basin, low level WC, shower cubicle and chrome ladder towel radiator. Tiled floor and tiled walls.

**Bedroom Two:** Window to front.

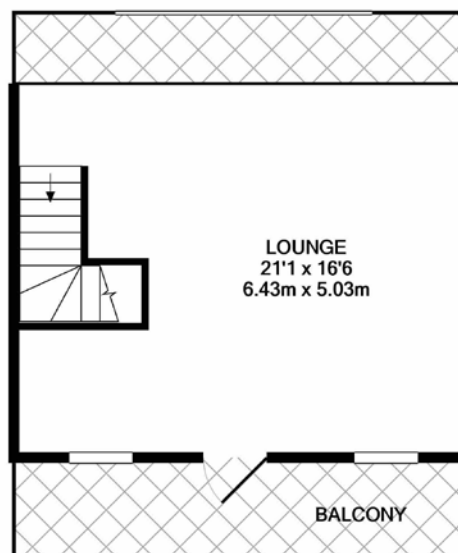
**Bathroom:** Low level WC, wall mounted wash hand basin and tile panelled bath. Chrome ladder towel rail, large fitted wall mirror, tiled floors and tiled walls.

**First Floor Open Plan Living Space:** Spacious reception area with gallery overlooking the kitchen diner. Windows to the front and door leading out on to front facing balcony.

**Tenure:** Leasehold  
**Guide Price:** £275,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.2 SQ.M.)

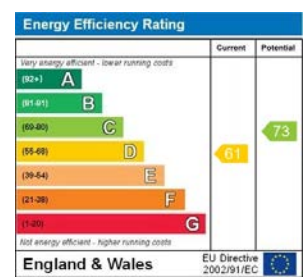


1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.6 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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