







# 49 Cranford Avenue

## Knutsford

An attractive town centre townhouse, providing well-presented accommodation over three floors, totalling to more than 1000 square feet. Set back from the road with a fair sized rear garden and parking for two cars immediately beyond, secured by electric gates.

Entrance vestibule, a welcoming entrance hall, downstairs WC, spacious dining room, a breakfast kitchen, first floor lounge with Juliette balcony, three well-proportioned bedrooms, the largest of which has a modern ensuite shower room and the others are serviced by a modern family bathroom. Minutes walk from the town centre amenities, local schools and transport links.

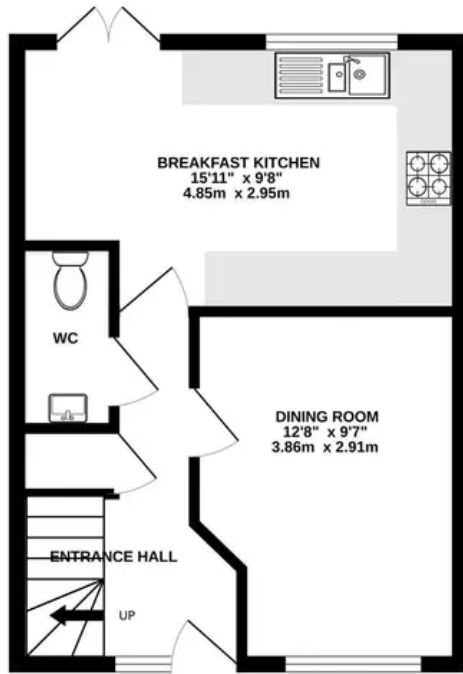
Freehold with a small service charge (around £98 PA) for maintenance and power for the electric gates and other general maintenance.

Council Tax band: F

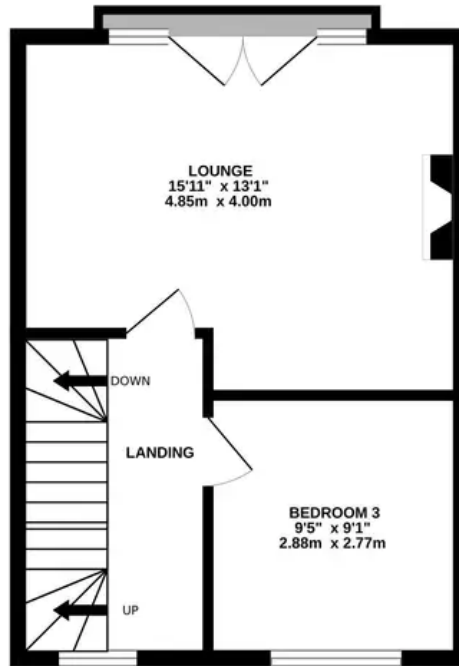
- Attractive three storey townhouse
- Pretty town centre location
- Southerly facing rear garden with good privacy
- Three bedrooms & Two bathrooms
- Secure gated parking to the rear
- Short walk from a selection of amenities, schools and transport links



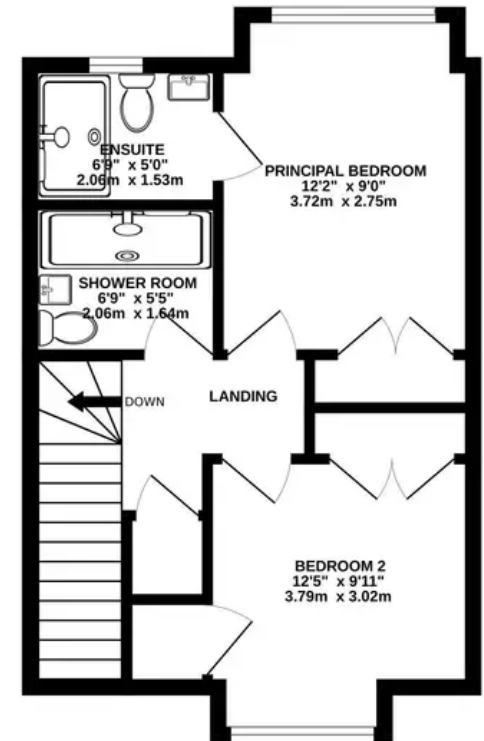
GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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