









# 51 Garden Road

Knutsford

A spacious, extended and refurbished period family house with charming walled rear garden, situated in a very sought after location in the middle of town, just a few hundred yards from the entrance to Tatton Park and The Heath.

Council Tax band: F

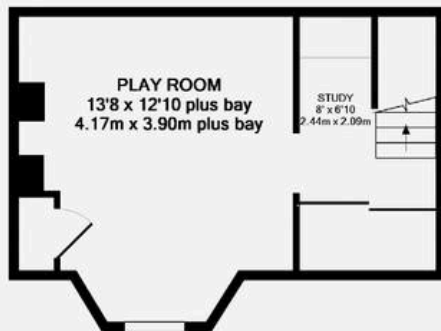
Tenure: Freehold

EPC Energy Efficiency Rating: D

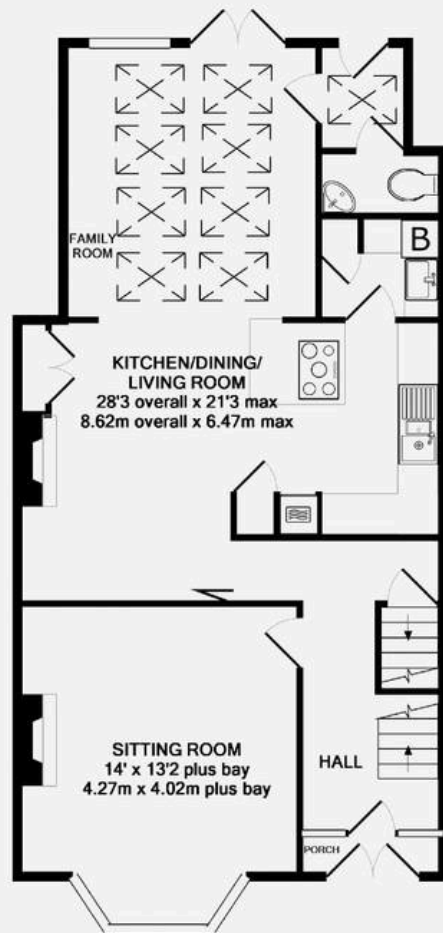
- Spacious, extended period house a stones throw from the Heath and Tatton Park
- Five bedrooms, two bathrooms and three reception rooms
- Large extended open plan kitchen leading onto walled lawned gardens
- Just a few minutes walk to Canute Square and the town



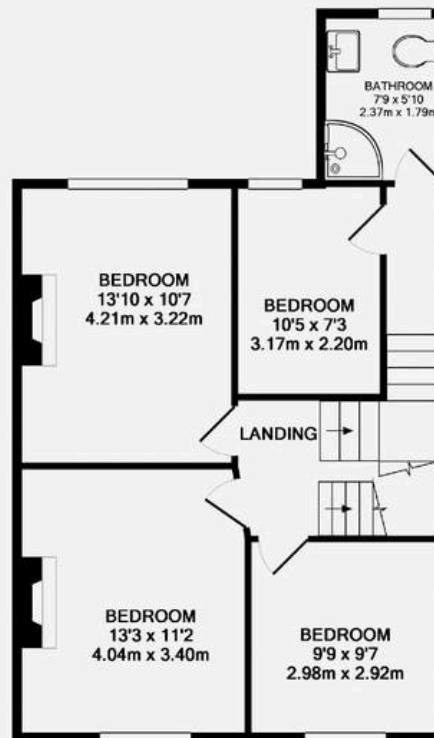




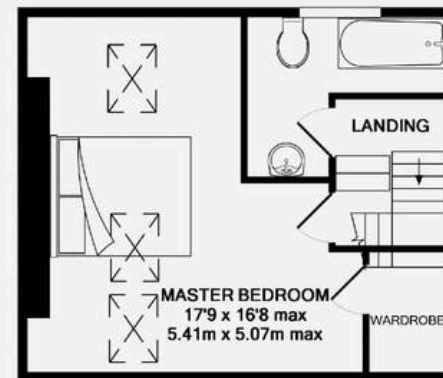
CELLARS  
APPROX. FLOOR  
AREA 276 SQ.FT.  
(25.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 815 SQ.FT.  
(75.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 607 SQ.FT.  
(56.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2051 SQ.FT. (190.6 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

Made with Metropix ©2017





## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.