



# 5 Cranford Avenue

Knutsford

A stunning 3-bed period home on Cranford Ave, near town centre. Extended spacious living kitchen/diner, bright sitting room, 3 bedrooms, en-suite, family bathroom, potential study area, walled garden. Blend of modern living and period charm.

Council Tax band: D

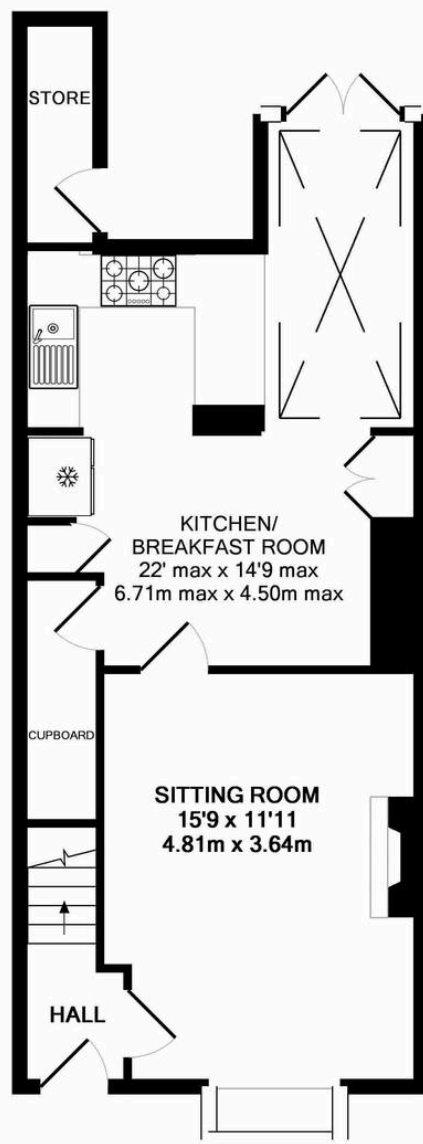
Tenure: Freehold

EPC Energy Efficiency Rating: E

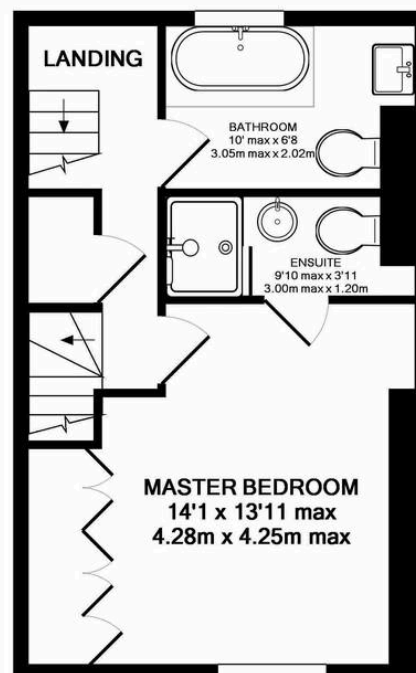
EPC Environmental Impact Rating: E

- Extended to create a superb large living kitchen/diner with Neff appliances and underfloor heating
- Sitting room with attractive box bay window and inset log burning stove
- Three bedrooms, two bathrooms (one en-suite)
- Generous landing space ideal for study area
- Private walled courtyard garden
- Highly sought-after road within a superb town centre location
- Attractive period features and high ceilings

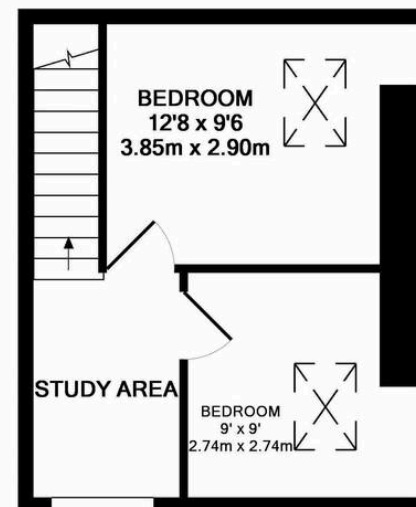




GROUND FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 360 SQ.FT.  
(33.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 267 SQ.FT.  
(24.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 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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