



6 Victoria Street, Knutsford, WA16 6HY

Guide Price £565,000

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6 Victoria Street, Knutsford, WA16 6HY

A stunning three bedroom Victorian terraced house, located in a superb location between Knutsford Heath and Tatton Park, offering beautifully refurbished accommodation, including a large double reception space, a bespoke hand painted kitchen, and a converted basement office.

The property is a most attractive mid terrace period house, located on the south side of the street, benefiting from a charming and particularly sunny rear courtyard garden.

Having undergone a scheme of refurbishment in recent years, the house offers beautifully appointed and stylishly presented accommodation, retaining a wealth of characterful features.

Victoria Street is a charming residential cul-de-sac, comprising mostly period houses on one side and the road, and more modern town houses on the other. The majority of the newer houses benefit from off road parking, which means that on street parking is more readily available than on many of the adjoining streets, which is rare for such a central location in Knutsford. The road lies directly adjacent to Knutsford Heath, with the entrance to Tatton Park being only a couple of hundred meters away, which can be reached via a pedestrian path onto Garden Road, offering an abundance of open green space.

Knutsford is a charming and highly desirable market town well placed for access to the M6 and M56 motorway networks, and within commutable distance of the North West's commercial centres and Manchester International Airport. The train station places Manchester from 42 minutes away and London Euston can be accessed via Wilmslow, Crewe or Macclesfield.

The area is well served by good local state schools, plus a number of excellent private sector schools being a short drive away. The town's leisure facilities include many sports clubs, a leisure centre with swimming pool, golf courses abound and the National Trust's Tatton Park is a short walk





On the ground floor level, a generous reception hallway provides access into a lovely double reception space, including a sitting room with an attractive bay window with fixed plantation shutters built in seating, as well as a cast-iron fireplace with decorative inlaid tiling and a living flame gas, with quality built in storage and shelving built in at either side of the chimney breast.

Attractive oak effect flooring leads through an open archway into a generous dining room, with French doors leading out onto the garden and a connecting internal door to the kitchen.

The kitchen is fitted with bespoke handmade and hand-painted shaker style cabinets, with black slate worktops, incorporating an undermount Belfast style sink. There is a dual fuel 'Falcon' range, and built in dishwasher and a washer dryer which will all be included in the sale price.



There are windows to both the side and rear elevation, and a part glazed door leading out to the courtyard garden. A flight of stairs lead down from the kitchen into a lower ground floor area that has been converted into an office with a built-in furniture and an adjoining WC.



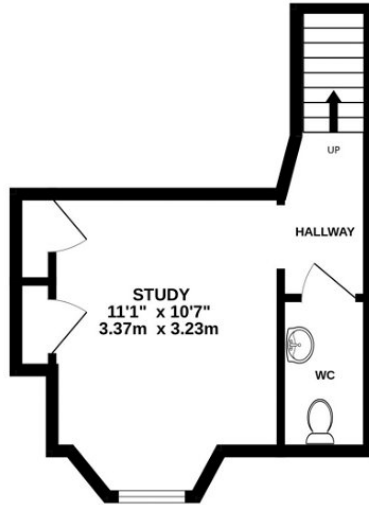
Outside, to the rear of the rear of the property is a very pretty wall enclosed courtyard garden which has been landscaped, with stone paving, and sleeper retained flower beds and shrub borders.

We believe the property to be freehold.

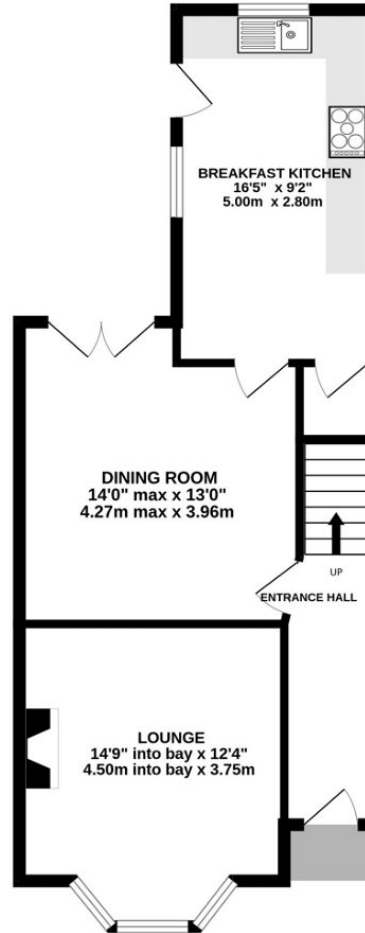
Viewings are strictly by appointment.



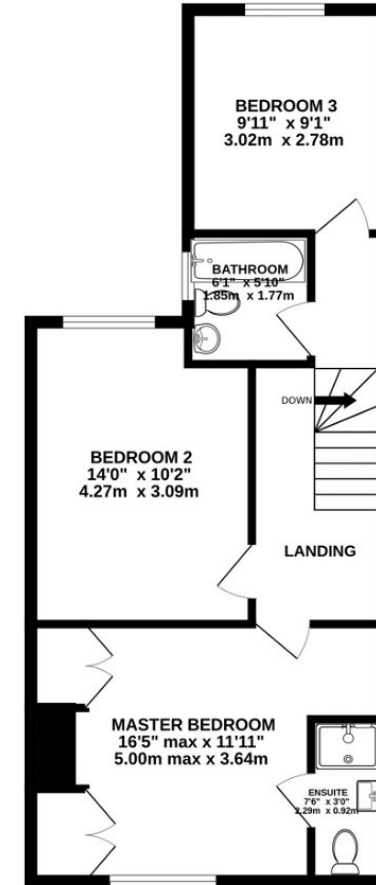
BASEMENT
231 sq.ft. (21.5 sq.m.) approx.



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.1 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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