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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Four Bed Town House**
- **Central Heated, Double Glazed**
- **Ensuite Bathrooms**
- **EPC Band C Rating 69**
- **Council Tax Band C**
- **Ask an adviser to book your viewing**



341 Longridge, Knutsford
Knutsford, WA16 8PN

£240,000

Description

A large town house situated on the outskirts of Knutsford. The property benefits from gas central heating and double glazing. Accommodation comprises entrance porch, hallway, WC, study, kitchen diner, rear hallway and living room at ground floor level with four bedrooms, two ensuites and a family bathroom to the first floor. To the frontage is a lawned garden at the rear is a low maintenance garden with patio seating area.

Ground Floor

Entrance porch

With tiled floor, PVCU door front.

Entrance Hall

With carpeted floor, radiator, Power Point, part tiled into rear porch with built-in cupboard.

WC 3' 7" x 5' 9" (1.10m x 1.75m)

Modern fitted bathroom suite in white with WC set in vanity unit, basin, tiled floor and part tiled walls.

Study 8' 8" x 6' 9" (2.63m x 2.05m)

With carpeted floor, radiator, Power point.

Kitchen/Diner 18' 9" x 10' 6" (5.72m x 3.21m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes. Range cooker, Power Point, Washer point, radiator, windows to front and rear.

Living Room 15' 2" x 11' 7" (4.62m x 3.54m)

With laminate floor, radiator, Power Point.

First Floor

Landing

With carpeted floor, window to front, Power Point.

Bedroom 1 10' 8" x 9' 2" (3.25m x 2.79m)

With laminate floor, radiator, Power Point.

Bedroom 2 10' 9" x 9' 7" (3.28m x 2.91m)

With laminate floor, radiator, Power Point, inset spotlights. Ensuite bathroom off.

En-suite 3' 6" x 5' 6" (1.07m x 1.68m)

Modern fitted bathroom suite in white with WC and basin, enclosed shower cubicle with rainfall style shower. Part tiled walls and wood effect floor. Includes extractor fan.

Family Bathroom 6' 1" x 6' 4" (1.86m x 1.94m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower and screen over. Half tiled walls and wood effect floor. Includes radiator and inset spotlights.

Bedroom 3 12' 1" x 9' 5" (3.68m x 2.87m)

With carpeted floor, radiator, Power point.

Bedroom 4 9' 11" x 11' 6" (3.01m x 3.51m)

With wooden floor, radiator, Power Point, ensuite bathroom off.

En-suite 4' 6" x 6' 10" (1.36m x 2.09m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit, enclose shower cubicle with electric shower. Part tiled walls and wood effect floor.

Outside

To the frontage is a lawned garden at the rear is a low maintenance garden with patio seating area.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

341, Longridge KNUTSFORD WA16 8PN	Energy rating C	Valid until: 6 June 2026
		Certificate number: 0435-2803-7968-9606-4571

Property type	Mid-terrace house
Total floor area	116 square metres

Rules on letting this property

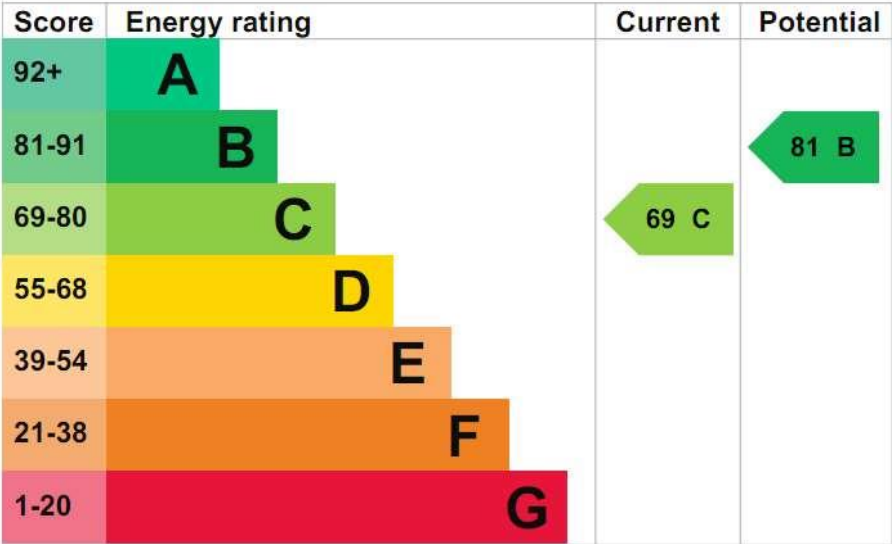
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance