







37 Sharston Crescent

Knutsford

A detached four-bedroom home on a generous, private plot with recent improvements, flexible layout, separate garage, spacious living areas, and potential to extend.

Council Tax band: E

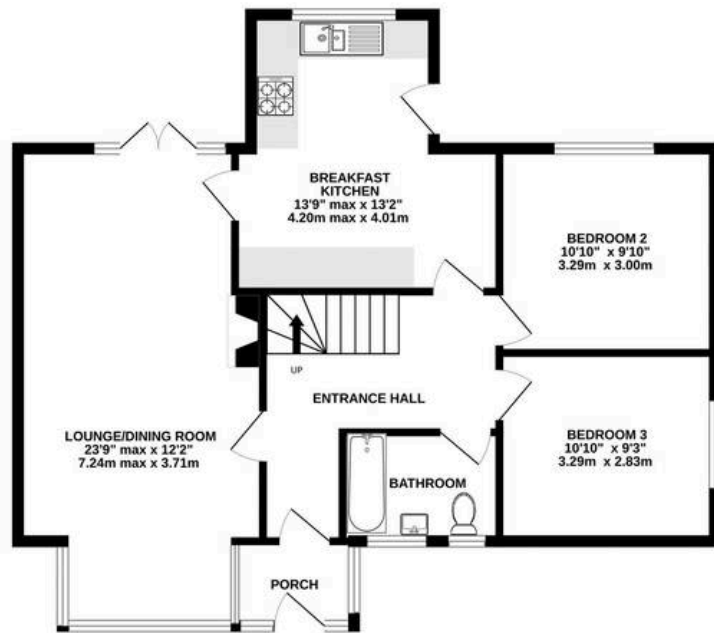
Tenure: Freehold

EPC Energy Efficiency Rating: D

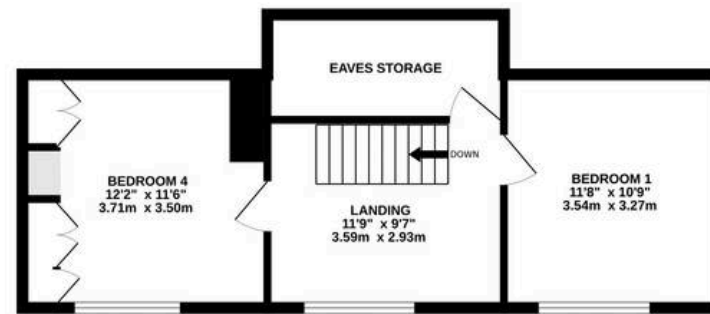
- Detached four-bedroom home offering approximately 1,225 sq ft of flexible accommodation, plus garage
- Two ground-floor and two first-floor bedrooms, providing excellent versatility
- Generous private plot and mature gardens including new large shed
- Recently fitted breakfast kitchen and presented in good condition throughout
- Spacious lounge/dining room with excellent proportions
- Significant potential for future extension, subject to the necessary permissions
- Separate en-bloc garage providing valuable additional storage and parking
- Conveniently positioned for Knutsford town centre, railway station and local schools



GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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