



Albert Street

Knutsford

Offers in Region of **£350,000**

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



Albert Street

Knutsford

Council Tax band: C

Tenure: Freehold

Services (NOT TESTED): All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East

EPC Energy Efficiency Rating: D

Total Floor Area:

Viewings: Viewings strictly by appointment through the agents

- No Onward Chain
- Charming Period Mid-Terrace Property
- Two Excellent Sized Double Bedrooms
- Bathroom & Ground Floor Shower-Room with W.C
- Desirable Residential Cul-De-Sac
- Short Flat Walk to Knutsford Town Centre, Tatton Park & The Heath
- Pleasant Low-Maintenance Walled Garden
- Scope to Improve to Individual Taste & Design





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No Chain & Scope to Improve. A charming two double bedroom, two bathroom mid-terrace period property, ideally positioned within a desirable residential cul-de-sac and just a short, level walk from Knutsford town centre.

Albert Street is a highly convenient and sought-after location, with the vibrant town centre, train station, Tatton Park and adjacent Heath all within easy reach. This attractive period home has been well maintained over the years, including the installation of uPVC double-glazed sash windows, whilst now offering buyers an exciting opportunity to refurbish and create a home perfectly suited to their individual taste and style.

Well-balanced accommodation is arranged over two spacious floors, ideal for first time buyers/couples and downsizers. The ground floor comprises an entrance vestibule, bright and spacious living room, excellent sized dining room featuring an open grate feature fireplace and striking tiled floor, fitted kitchen and a useful shower room with W.C.

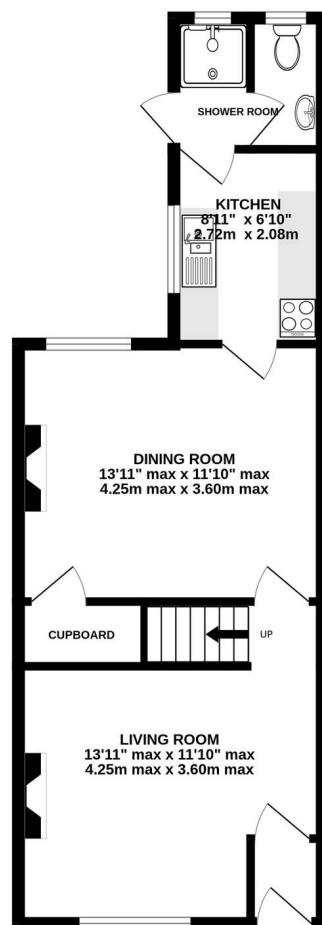
To the first floor are two excellent sized double bedrooms, with the principal bedroom enjoying attractive exposed wooden floorboards. A well-appointed three-piece bathroom, together with an additional walk-in shower, completes the accommodation.

To the rear is a particularly pleasant, low-maintenance and well-stocked walled garden, providing an attractive and private space for outdoor entertaining, relaxing, or simply enjoying the warmer months. A useful garden shed provides additional storage.

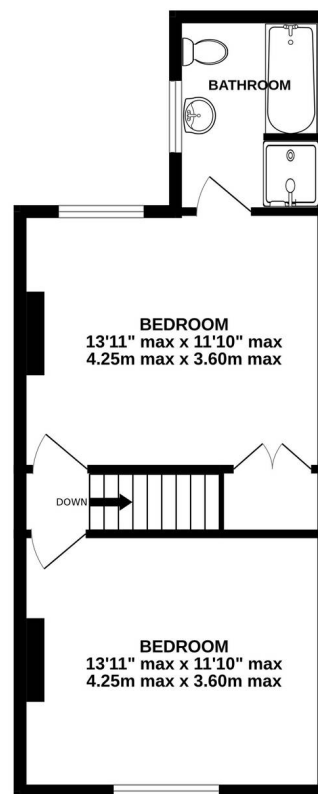




GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman Knutsford

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