



Knutsford
Manchester Road



Knutsford, WA16 0LX

Manchester Road

£915,000



The Property

This exquisite five-bedroom Victorian Villa has been lovingly maintained over the years by the current owners to provide spacious, light and flexible living accommodation over four floors within the heart of Knutsford town centre.

Particular mention must be made of the large living room with feature fireplace and large sash window overlooking The Heath, the spacious breakfast kitchen with beautiful original cast iron range, large integral double garage as well as the multitude of period features found throughout the property.

The property is positioned within the heart of the town overlooking The Heath and is within a short walk of Tatton Park whilst being ideally positioned for all major network links to the Northwest and beyond.

Approached over a walled and wrought iron railing entrance, a descending concrete driveway provides off road parking for two vehicles and leads to the integral garage. The walled borders overlook The Heath. To the rear there is a lovely enclosed courtyard, landscaped decorative terrace patio areas with stone cobbled insets and raised planter beds leading to an arbour and lawn which is totally enclosed by ornamental walls and coniferous hedging providing a great degree of privacy and seclusion with a courtesy gate to the rear right of way.

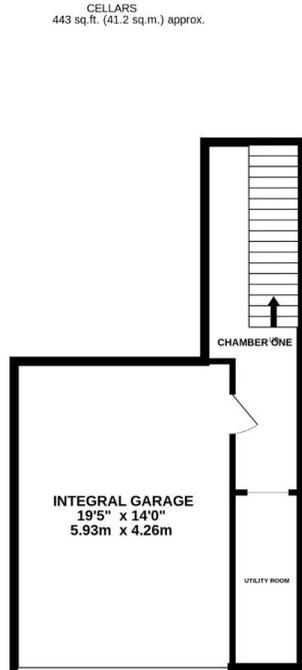
Directions

From the roundabout in Canute Square travel along Manchester Road (A50) and just prior to passing The Heath, the property will be seen on your right before reaching Garden Road on your right.

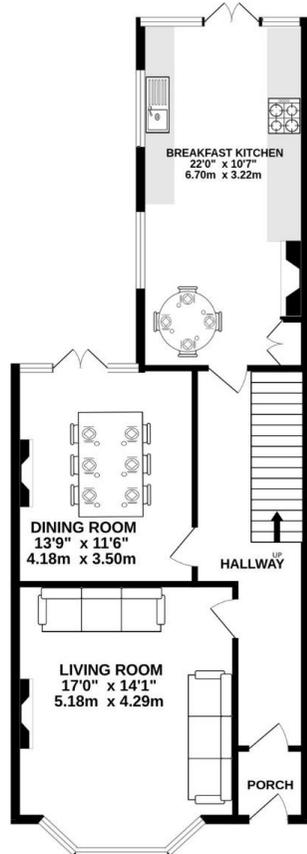
- An exquisite Victorian Villa located within a short walk of the town centre
- Original features to include sash windows and cast iron fireplaces
- Bespoke hand painted breakfast kitchen
- Five double bedrooms
- Two bathrooms
- Cellars
- Fully enclosed private rear garden
- Driveway & integral garage

Postcode – WA16 0LX
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band F

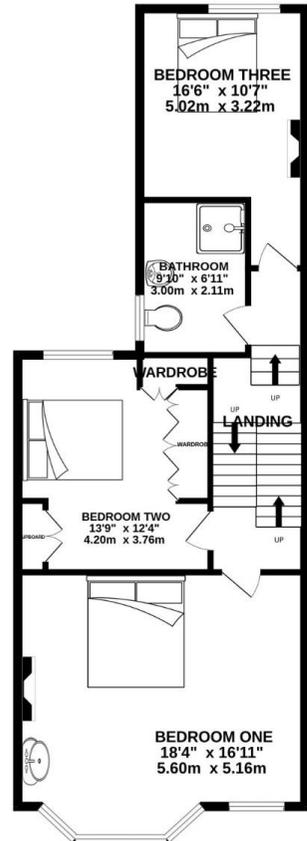




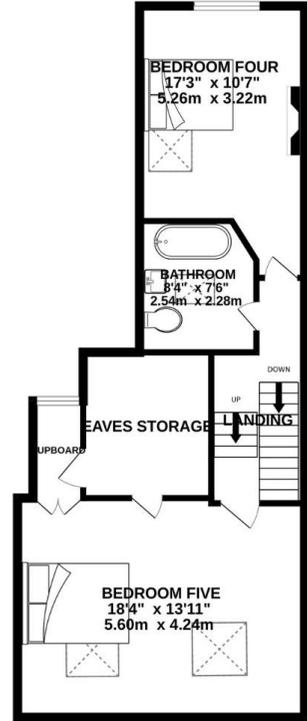
GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



2ND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 2615 sq.ft. (242.9 sq.m.) approx.

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