



Knutsford
Toft Road


IRLAMS
of Knutsford



Knutsford, WA16 9EF
Toft Road
£345,000



The Property

This beautifully appointed Grade II listed terraced cottage has been sympathetically improved and updated by the current owner to now offer contemporary living accommodation with modern conveniences blending original period features.

Particular mention must be made of the refitted four piece bathroom suite, kitchen with fitted appliances and landscaped rear gardens. The property forms the middle of just three terraced cottages situated within the conservation zone just a short, flat walk to the town centre and all of its amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

To the rear of the property is an enclosed walled courtyard garden which has been flagged for ease of maintenance with raised plant borders, ideal for alfresco dining. External wall light point. Brick outbuilding.

Directions

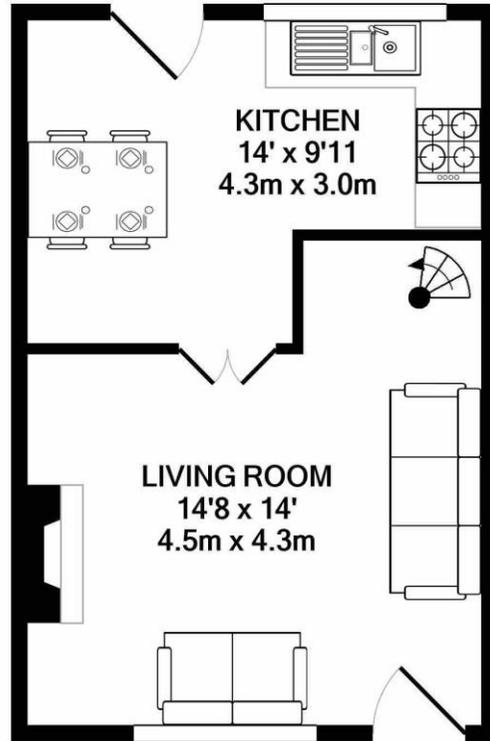
From the roundabout in the centre of Knutsford, proceed along King Edward Road to the traffic lights by the railway station and continue straight ahead onto Toft Road. Having passed Woodvale Road on the left hand side, the property can be found after a short distance on the left hand side.



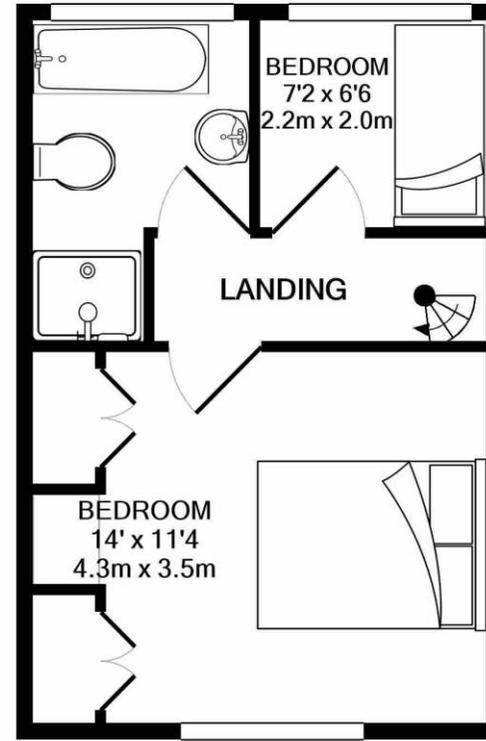
- A beautifully presented Grade II listed period terrace cottage
- Located within the conservation zone within a short walk of the town centre
- Modern fitted dining kitchen with integrated appliances
- Two bedrooms
- Contemporary refitted four piece white bathroom suite
- Fully enclosed courtyard garden with outbuilding

Postcode – WA16 9EF
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D





GROUND FLOOR
APPROX. FLOOR
AREA 297 SQ.FT.
(27.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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