

TO LET

Toft Road, Knutsford

IRLAMS of Knutsford



The Property

This immaculately presented four-bedroom, three-bathroom semi-detached bespoke property has been recently constructed to a fantastic standard offering light, spacious and flexible living accommodation blending traditional design and contemporary style effortlessly. Particular mention must be made of the stunning Living Dining Kitchen with island unit, sky lights, fitted appliances and bi fold doors to the garden, the master bedroom suite to the 2nd floor with en-suite shower room including `his and hers' dressing rooms as well as a guest bedroom with fitted wardrobes and ensuite room.

Located in a super position in the heart of Knutsford Town Centre, a short walk to all local amenities, whilst being ideally positioned for all major network links to the northwest and beyond.

The property is approached through wrought iron electric gates over a gravel driveway, providing ample off-road parking for three cars with EV charging point, leading to the front entrance with feature planting. The rear garden is a lovely feature of the property with a private, open, south westerly aspect. Landscaped in design for ease of maintenance incorporating lawned area with well stocked border and block paved pathway leading to screened timber shed, store area and further shed to side, all fully enclosed by mature hedging. Porcelain tiled patio area, accessed off the Living Dining Kitchen, sweeps around the rear of the property providing perfect opportunity for alfresco dining and enjoying the lovely aspect.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) and by the rail station continue through the traffic lights onto Toft Road where the gated driveway will soon be seen on your right.

SUMMARY OF ACCOMMODATION

- This immaculately presented semi-detached bespoke property set over three floors
- Situated in the heart of Knutsford town centre & a short walk to all amenities, schooling, supermarkets, Tatton Park, restaurants & bars
- Substantial & flexible living accommodation
- Open plan Living Dining Kitchen with integrated appliances & separate utility room & downstairs WC
- Four generous bedrooms & three bathrooms (two en-suite)
- Stunning, private formal garden with patios and lawned areas, ideal for alfresco dining and entertaining
- Gated driveway & off road parking for three cars
- Available End of November
- Unfurnished
- Holding & Security Deposit Apply

















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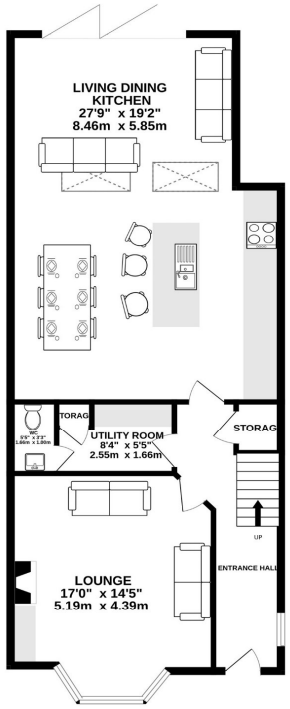
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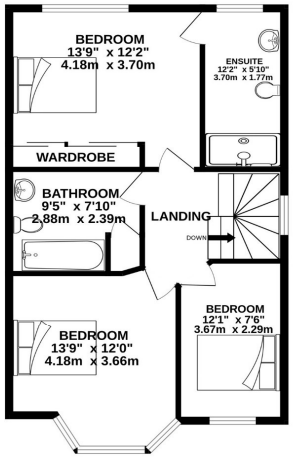


Rental Price –£3,850 pcm
Postcode – WA16 9EB
EPC Rating – B
Local Authority - Cheshire East
Council Tax – Band G

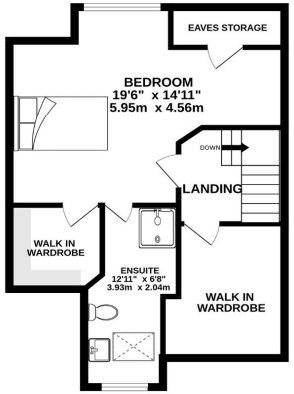
GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



2ND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 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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