



Knutsford
Albert Street


IRLAMS
of Knutsford

Knutsford, WA16 6JA

Albert Street

£450,000



The Property

This stunning period terraced property has been lovingly maintained and improved over the years by the current owners to now provide light, spacious and contemporary living in the heart of Knutsford town centre. Particular mention must be made of the beautifully appointed open-plan living dining room with feature fireplaces, including a wood-burning stove, the extended kitchen with Velux window and French doors out to the private rear garden, under floor heating to the ground floor, the principal bedroom with fitted wardrobes, as well as the useful addition of a loft room which provides additional space for a number of uses. The property is situated on a quiet no-through road within walking distance of all local amenities and Tatton Park, whilst also being ideally situated for major network links across the Northwest and beyond.

To the rear is a generous, beautifully kept westerly-facing rear garden, laid mainly to lawn with an array of feature planting and raised beds, fully enclosed by wood lap fencing and brick elevations. There is a patio area accessed from the kitchen which provides the ideal spot for enjoying the afternoon sunshine with family and friends.

Directions

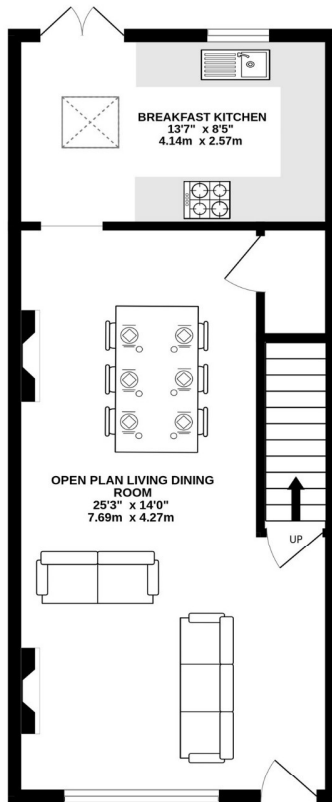
From the roundabout at Canute Square, proceed ahead onto Manchester Road and after a short distance turn right into Albert Street whereby the property can be found on the left hand side.

- An immaculately presented period terrace property located within the heart of the town centre
- Open plan living/ dining room with under floor heating, solid oak flooring and log burning stove
- Fitted kitchen with appliances and French doors leading onto the rear garden
- Two double bedrooms
- Bathroom with underfloor heating
- Loft room providing an occasional space for a number of uses
- Fully enclosed private walled rear garden

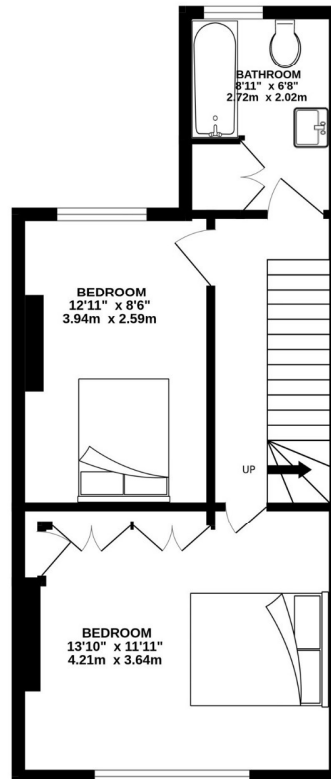
Postcode – WA16 6JA
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



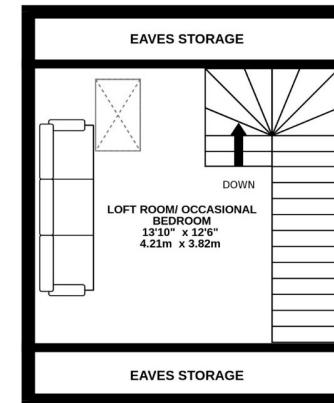
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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

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