







23 Queen Street

Knutsford

Charming refurbished 3-bed period terrace in central Knutsford. Two receptions, breakfast kitchen, utility, private garden. Close to Tatton Park and amenities. Approx. 1,100 sq ft.

Council Tax band: D

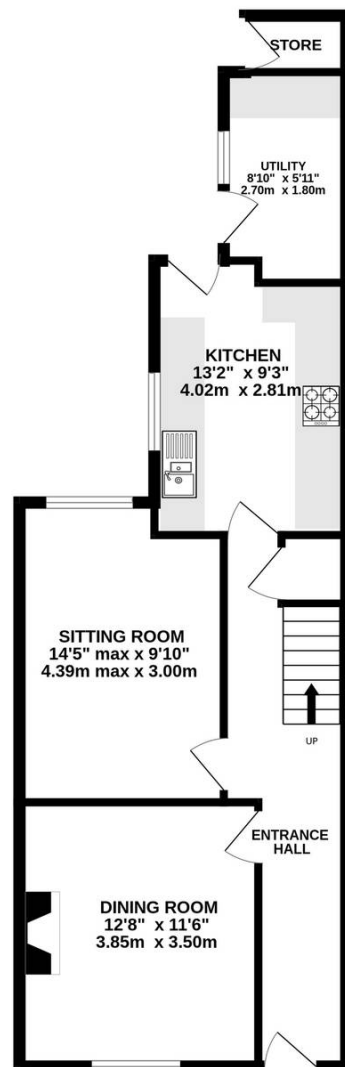
Tenure: Freehold

EPC Energy Efficiency Rating: C

- Highly sought-after period mid-terrace in the heart of Knutsford town centre
- Moments' walk from The Heath and the entrance to Tatton Park
- Spacious 1,107 sq ft layout with a welcoming front-to-back entrance hall
- Two separate formal reception rooms offering excellent flexibility for modern living
- Breakfast kitchen complemented by a separate and practical utility room
- Three well-proportioned bedrooms, including an impressive full-width principal bedroom
- Attractive mature rear garden enjoying excellent privacy and a leafy outlook
- Recent refurbishment including damp-proofing, floor joist works and new windows



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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