



TO LET

Mardon Close, Knutsford


IRLAM
of Knutsford



The Property

This charming semi-detached house with bright, modern accommodation perfect for singles, couples and families. Particular mention must be made of the large, bright living room and kitchen diner. The property is situated in a quiet cul-de-sac location within Knutsford Town Centre and in easy reach of all local amenities, including Knutsford's shops, bars and restaurants, as well as its stunning outdoor spaces such as Tatton Park and The Moor.

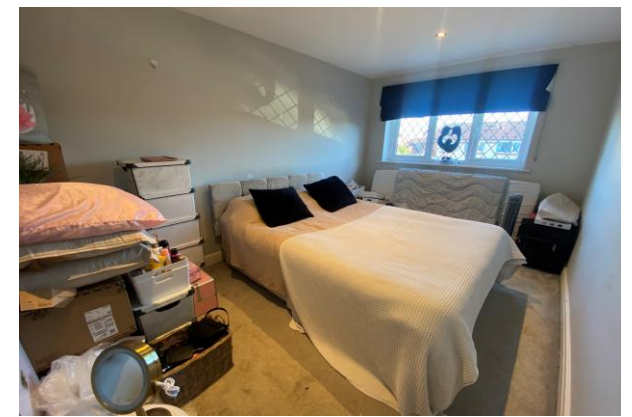
The property is approached via a front garden laid to lawn with driveway providing ample off road parking.

To the rear there is an enclosed garden laid mainly to lawn with patio seating areas ideal for alfresco dining.

Directions

From Knutsford Rail Station proceed to the bottom of Adams Hill, follow the bend to the right and turn left at the lights on to Hollow Lane. After a short distance, join Mobberley Road and proceed for approx. 1 mile. Turn left on to Montmorency Road and Mardon Close can be found immediately on the left-hand side.

Knutsford, WA16 8XT
Mardon Close
£1,350 pcm



- A well-presented semi-detached property
- Situated within a short distance of Knutsford town centre & Tatton Park
- Generous living accommodation
- Lovely dining kitchen with integrated appliances
- Three bedrooms
- Bathroom
- Lovely gardens to front & rear with lawn & patio
- Ample off-road parking
- Available 21st August
- Unfurnished
- Holding deposit & fees apply

Postcode – WA16 8XT

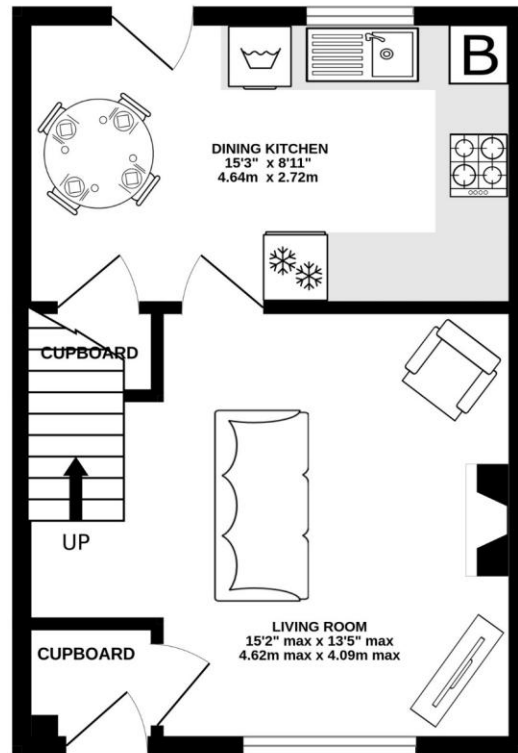
EPC Rating – TBC

Local Authority – Cheshire East

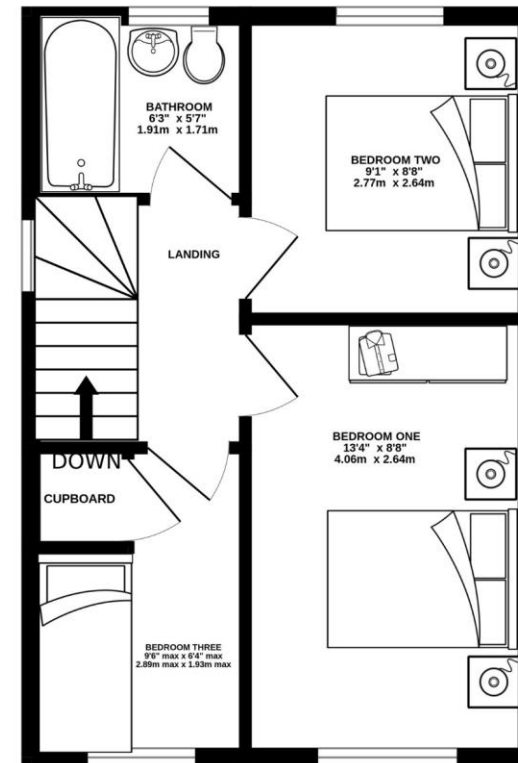
Council Tax – Band C



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 sq.m.) approx.

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