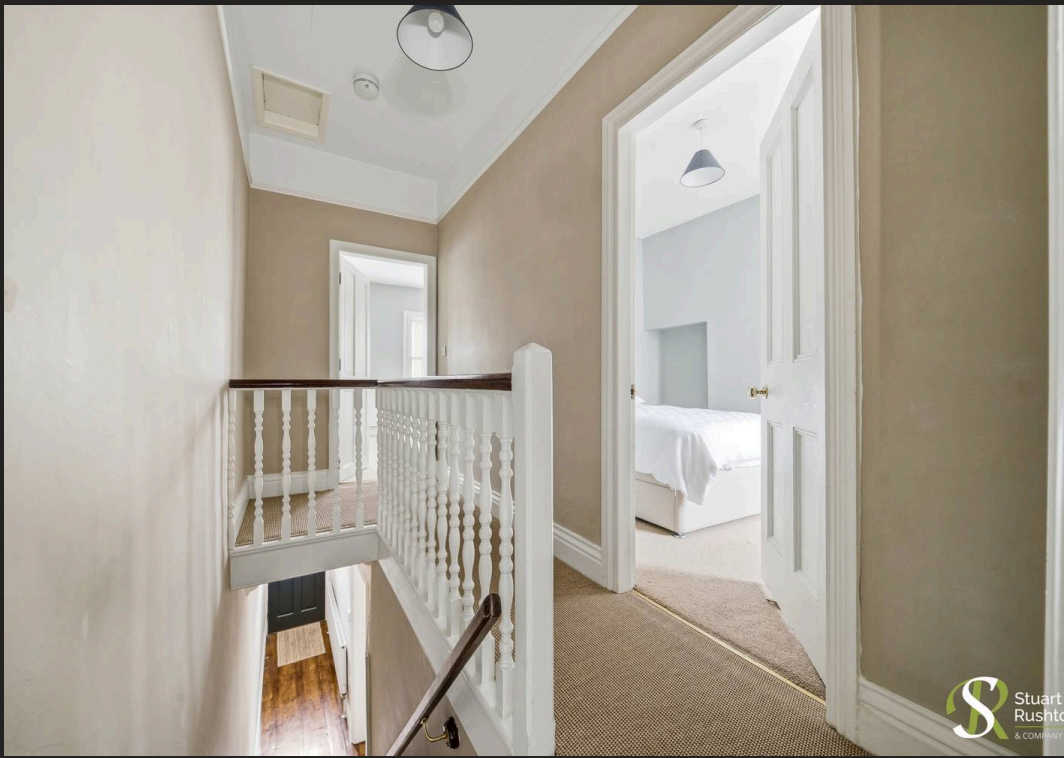




32 St. Johns Avenue, Knutsford – WA16 0DH

£475,000





32 St. Johns Avenue

Knutsford

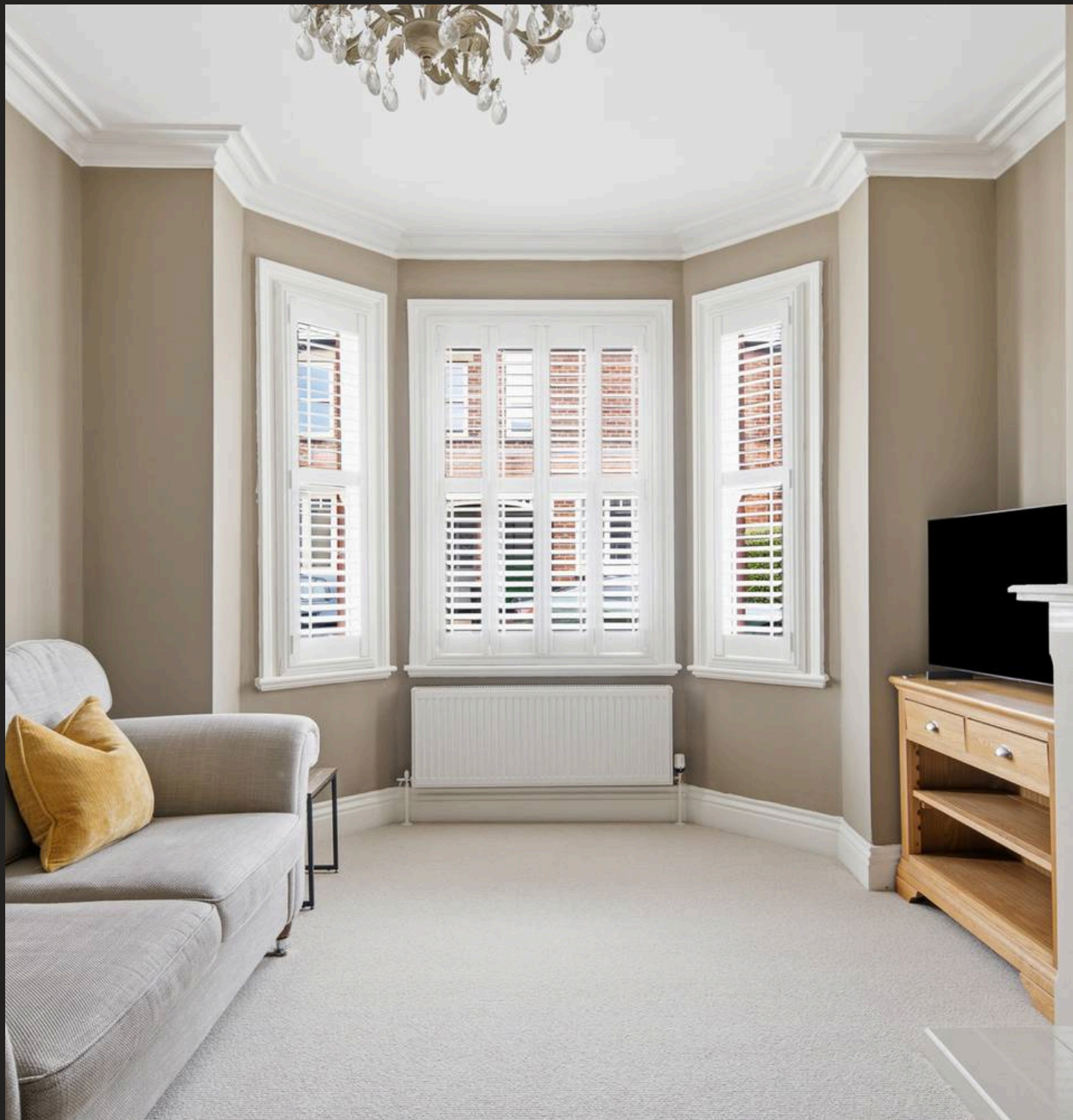
A charming two-bed period terrace in Knutsford Conservation Area. Modernised, cellar with conversion potential, gardens front and rear, no onward chain. Move-in ready.

Council Tax band: D

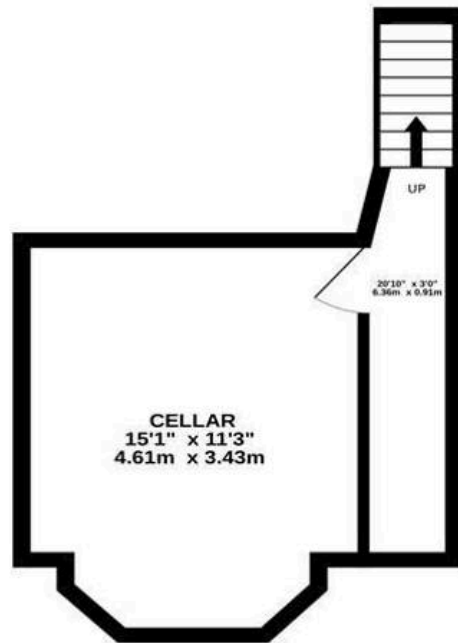
Tenure: Freehold

EPC Energy Efficiency Rating: D

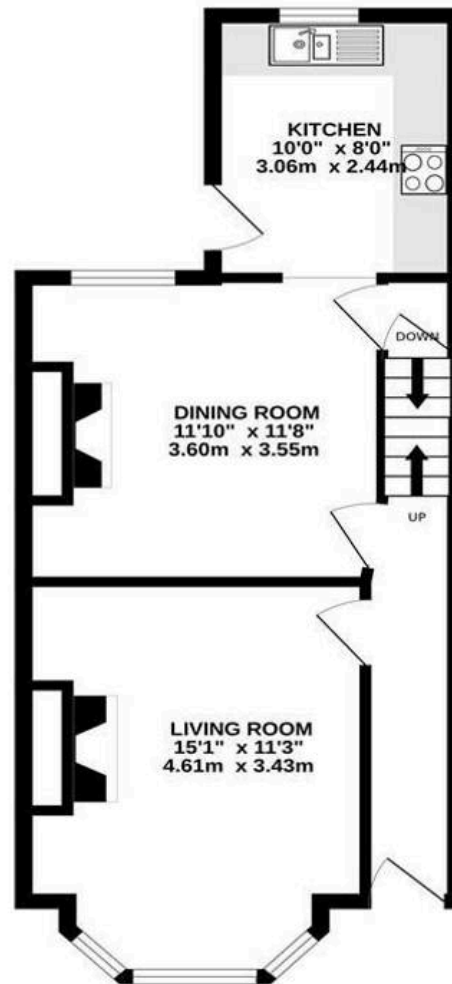
- Pretty two-bedroom mid-terrace period home
- Highly desirable town-centre location
- Situated within Knutsford's Conservation Area
- Offered for sale with no onward chain
- Beautiful replacement windows to the front elevation
- Lovely condition throughout, ready to move straight into
- Substantial cellar with potential for conversion, subject to consents
- Attractive front garden and enclosed rear courtyard for alfresco dining



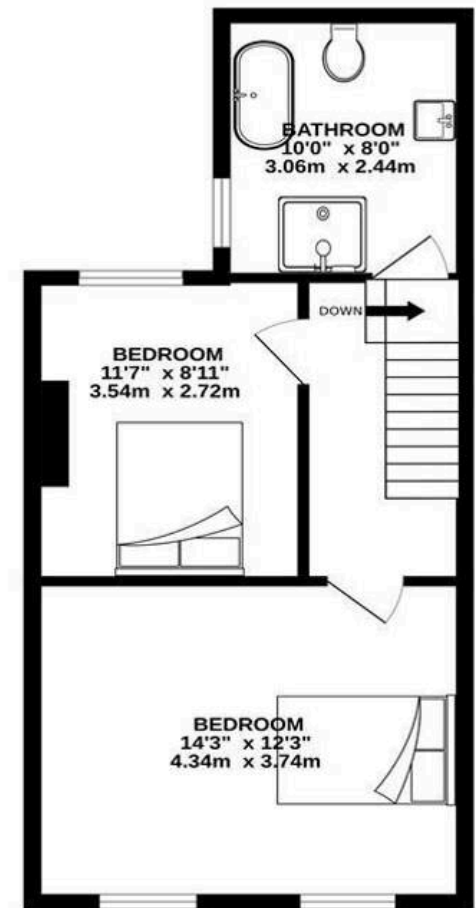
CELLAR
216 sq.ft. (20.1 sq.m.) approx.



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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 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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Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



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