



 Stuart  
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11 Sharston Crescent, Knutsford – WA16 8AF  
£399,000



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# 11 Sharston Crescent

Knutsford

A modernised three-bed semi in quiet cul-de-sac near Knutsford centre. Open-plan lounge, private west-facing garden, garage, driveway. No chain. Ideal for first-time buyers or downsizers.

Council Tax band: D

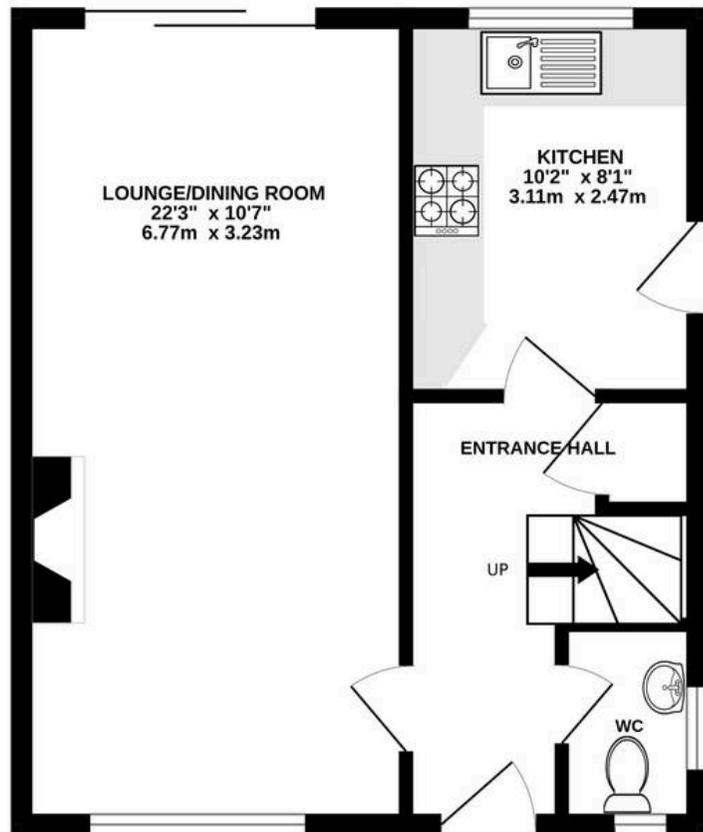
Tenure: Freehold

EPC Energy Efficiency Rating: D

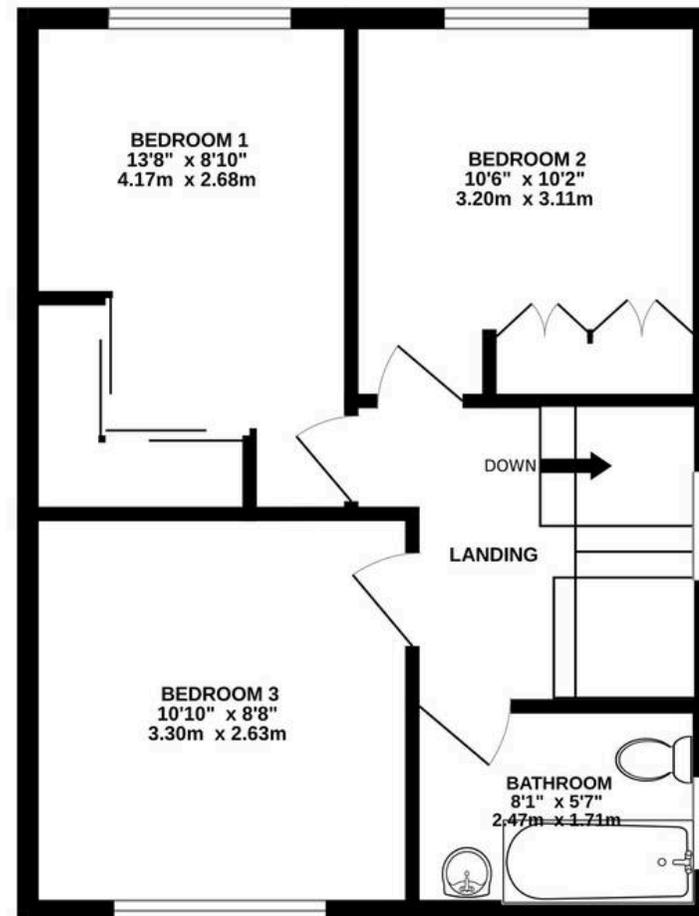
- A superb first purchase or downsize having just undergone a scheme of modernisation
- Quiet cul-de-sac, a short walk from the town centre and popular schools
- Large open plan lounge diner and separate kitchen, with great potential for a knock through
- Three proportioned bedrooms, a family bathroom and downstairs WC
- Private rear garden, separate garage and driveway parking
- No onward chain



GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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