



Knutsford  
Yorston Lodge

  
IRLAMS  
*of Knutsford*

# Knutsford, WA16 0DS

## Yorston Lodge

£975,000



### The Property

A stunning, three-bedroom, three-bathroom, bespoke turnkey townhouse forming a landmark development by award winning local developers Modern Unique Developments, situated in the heart of the town forming part of the St Johns Road conservation area.

Particular mention must be made of the stunning open-plan Living Dining Kitchen, which will be fitted with a bespoke kitchen tailored to the purchaser's individual requirements. The current design features a hand-painted shaker kitchen with premium Neff appliances, although alternative styles, including contemporary German kitchens, may be available, allowing purchasers the opportunity to create a space perfectly suited to their own tastes and lifestyle. Further highlights include three generous double bedrooms arranged over the upper floors, each enjoying the benefit of its own en-suite, together with a well-appointed utility room on the first floor

and a useful study to the second floor, perfectly suited to modern family living. The property will be beautifully appointed throughout with A-rated Triple glazed windows, oak staircase, bespoke skirting board and architrave, and underfloor heating throughout.

Located in a prime position in the conservation area, forming an exclusive, landmark development of similar properties in a timeless design a short walk to the town centre and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond. Externally the property is approached over a resin bound driveway and flagged pathway leading to the storm porch and main entrance. The front gardens are landscaped in design with low level brick wall under wrought iron railings with established hedging. The rear gardens enjoy a southerly aspect and are again landscaped in design, retained by timber fencing with courtesy gate to rear.

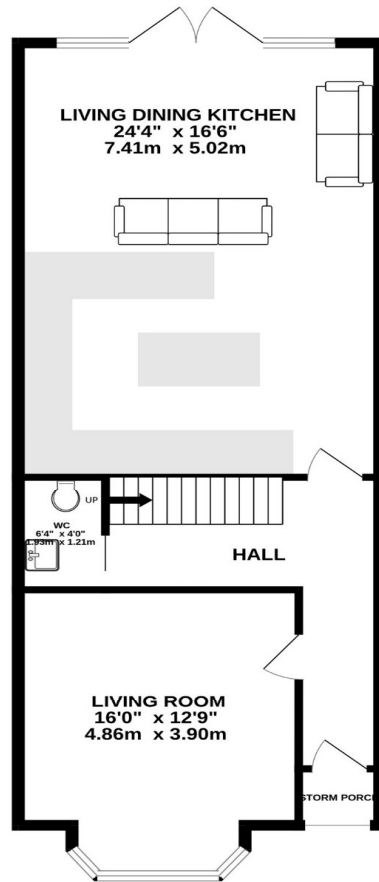


- Landmark development by award-winning local developers Modern Unique Developments
- Located within the highly regarded St John's Road Conservation Area
- Superb open-plan Living Dining Kitchen, beautifully appointed with a bespoke hand-painted shaker kitchen
- Three generous double bedrooms, each with luxurious en-suite facilities
- Exceptional specification throughout, including A-rated triple glazed windows, underfloor heating to all floors, solar panels, and air source heat pump technology
- South-facing rear garden, professionally landscaped and offering a private setting ideal for al fresco dining and entertaining
- Private resin-bound driveway with off-road parking and a dedicated EV charging point

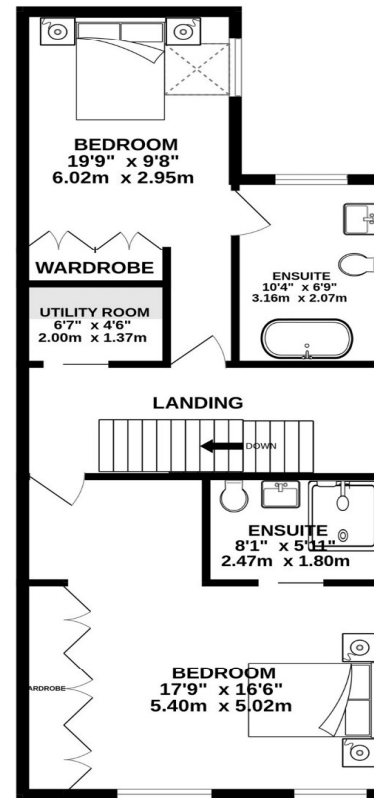
**Postcode** – WA16 0DS  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band TBD  
**EPC** - TBD



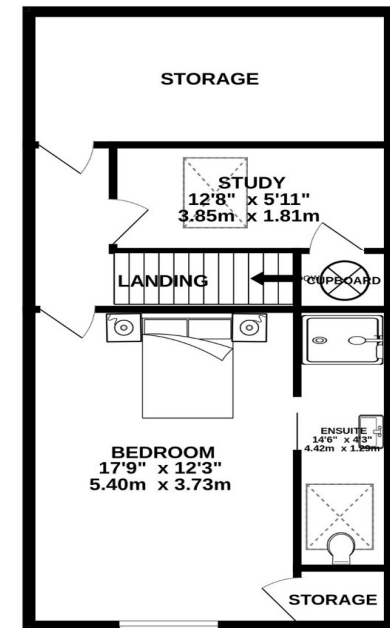
GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



2ND FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1965 sq.ft. (182.6 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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