



TO LET

Heron Close, Knutsford


IRLAM
of Knutsford



Knutsford, WA16 8HL

Heron Close

£1400 pcm



The Property

This superb semi detached house offers quality, bright accommodation throughout. Particular mention must be made of the large, open-plan living/dining room with front and back aspect and access to rear conservatory. The modern property sits in an enviable position in a quiet cul-de-sac location within walking distance of the town centre and Tatton Park.

The property is approached via an attractive front garden laid to lawn, and flagged driveway providing off-road parking for multiple vehicles. To the rear is an enclosed garden laid mainly to lawn and bordered by mature trees and

hedges, providing a tranquil, private aspect. A flagged patio area provides the perfect opportunity for al fresco dining.

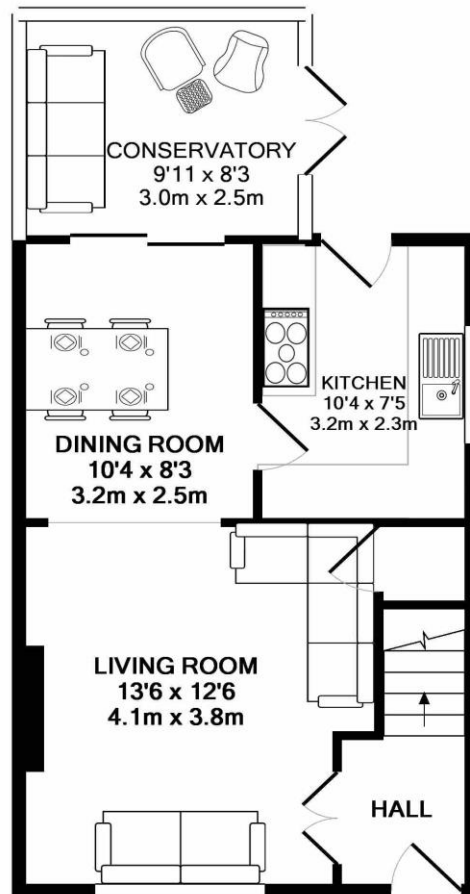
Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station on your left. At the next set of lights turn left up Hollow Lane onto Mobberley Road (B5085). Proceed along this road and after passing Travis Perkins and the water tower on your left turn left onto Kestrel Avenue and at its end turn right and next left onto Heron Close where the property will soon be seen.

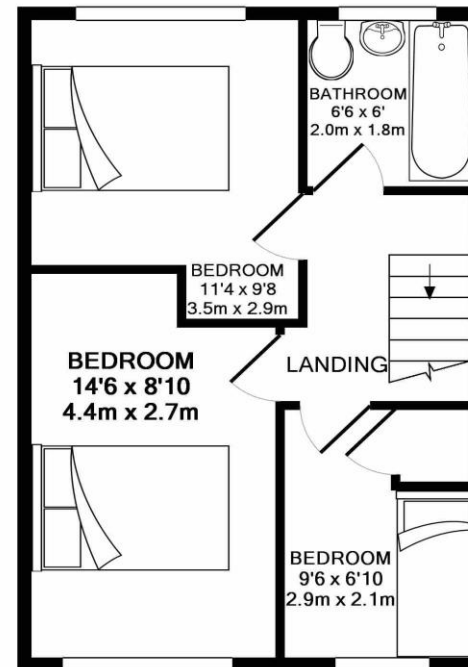
- An immaculately presented semi-detached property
- Situated within a short walk of Knutsford town centre & Tatton Park
- Spacious living accommodation
- Kitchen with appliances
- Conservatory
- Three bedrooms
- Bathroom
- Lovely enclosed rear gardens
- Driveway providing ample off-road parking
- Available Immediately
- Unfurnished

Postcode – WA16 8HL
EPC Rating – D
Local Authority – Cheshire East
Council Tax – Band C





GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 SQ.M.)

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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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