



 Stuart
Rushton

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& COMPANY

12 George Street, Knutsford – WA16 6HP
£415,000





12 George Street

Knutsford

A charming semi-detached home in Knutsford centre with 2 bedrooms, modern bathroom, lounge, dining room, garden, off-road parking, and extended kitchen. Close to Tatton Park and local amenities.

Council Tax band: TBC

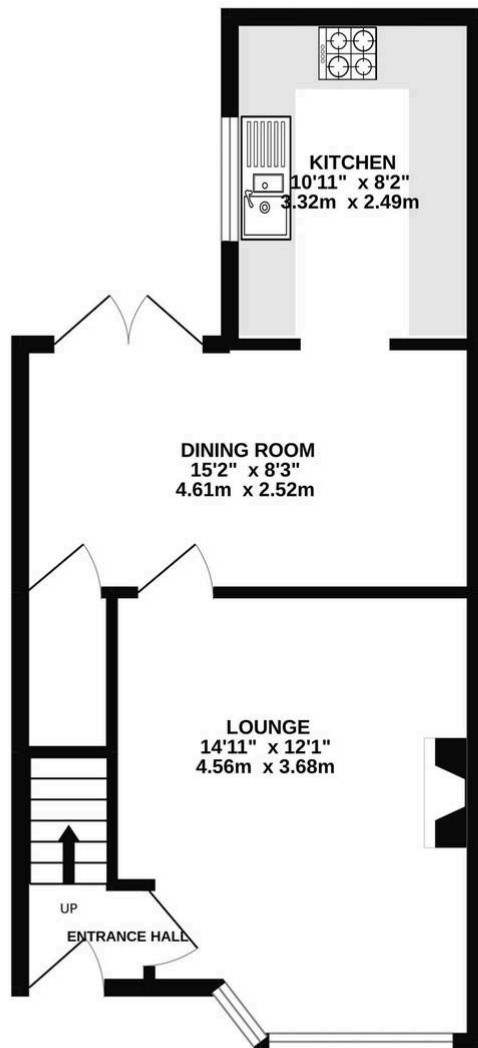
Tenure: Freehold

EPC Energy Efficiency Rating: D

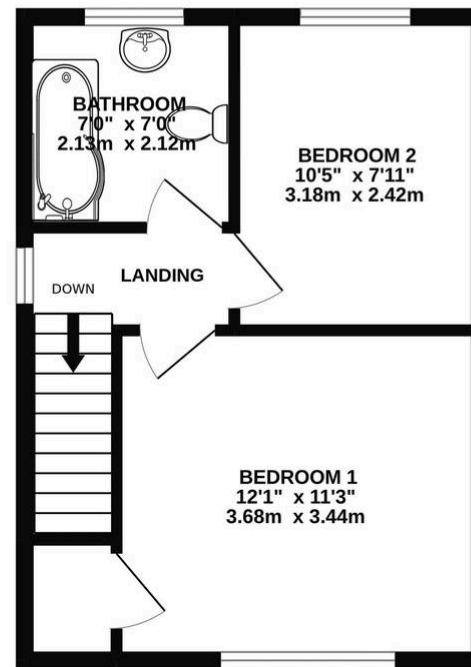
- No Onward Chain – Available with vacant possession for a straightforward purchase.
- Off-Road Parking & Garden – Benefiting from private parking and an enclosed garden area.
- Town Centre Location – Situated in the heart of Knutsford, within easy walking distance of shops, cafés and amenities.
- Close to Tatton Park – Just a few minutes' walk from the renowned Tatton Park estate and grounds.
- Extended Semi-Detached Home – Traditional property offering well-balanced accommodation over two floors.
- Two Reception Rooms – Spacious lounge and separate dining room, ideal for everyday living and entertaining.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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