



**TO LET**

**Sharston Crescent, Knutsford**





# Knutsford, WA16 8AF

## Sharston Crescent

£2,600 pcm



### The Property

Situated within an enviable position close to the historic market town of Knutsford, lies this immaculately presented, four bedroom family home. Having recently undergone an extensive programme of renovation, back to bare brick; this property now offers bright and elegant living accommodation to a contemporary and high-end finish. Particular mention must be made of the stunning open plan Living Dining Kitchen; finished in a fashionable shaker style, with quartz worktops and high quality appliances; both the open plan living area, kitchen and separate utility room benefit from underfloor heating. No expense has been spared in the renovation of this property as it also now benefits from an air source heat pump; providing an overall more efficient and cost-effective way to heat your home.

The layout of the first floor is perfectly proportioned to accommodate family life, boasting family bathroom and four well-appointed bedrooms including a superbly spacious Master Suite with En-Suite Bathroom and Dressing Area - this home truly is the gift that keeps on giving!

The property is approached over a tarmac driveway, providing ample off-road parking, leading to the front entrance and integral garage. The rear garden is a lovely feature of the property, being generous in proportions with a tranquil and private, south westerly aspect. Laid to lawn in the main with a range of well stocked borders surrounding, all fully enclosed by mature hedging. There is a porcelain tiled terrace accessed via sliding doors from the Living Dining Kitchen, which provide the ideal opportunity for alfresco dining and enjoying the evening sun in style.

### Directions

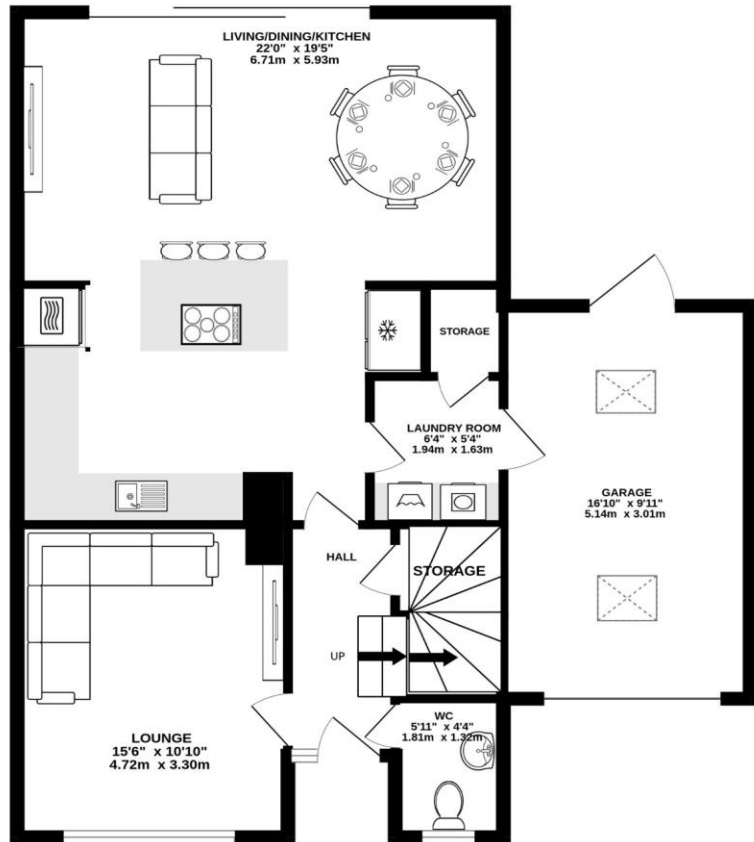
From Knutsford Rail Station head down Adams Hill and passing Aldi. At the set of lights continue straight onto Brook Street and just prior to The Legh Arms public house turn sharp left on to Moberley Road. Take the first right on to Manor Park South and after a short distance Sharston Crescent can be found on your left hand side.

- An immaculately presented link-detached property
- Refurbished to a high standard throughout
- Situated within a short walk of Knutsford town centre & all its amenities
- Stunning open plan living dining kitchen with integrated high quality appliances & separate utility room
- Four bedrooms
- Two bathrooms (one en-suite)
- Private, enclosed gardens with lawn & patio areas
- Off road parking
- Integral garage
- Unfurnished
- Available Beginning August

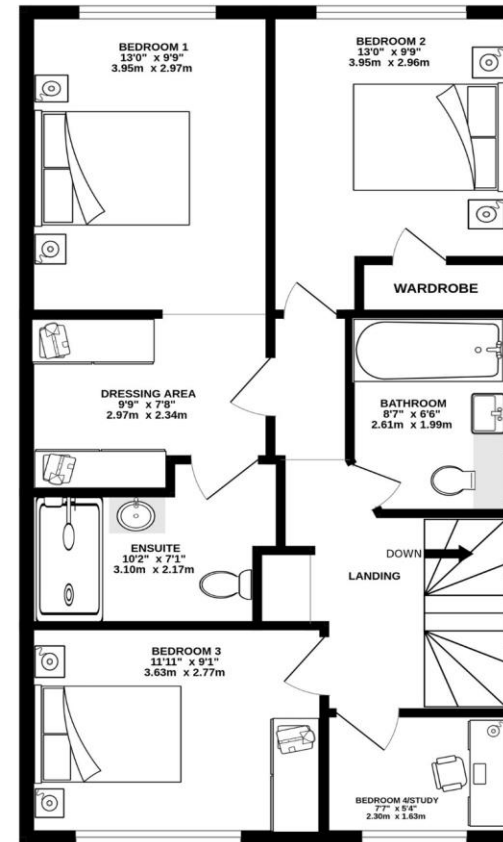
**Postcode** – WA16 8AF  
**EPC Rating** – C  
**Local Authority** – Cheshire East  
**Council Tax** – Band D



GROUND FLOOR  
836 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 sq.m.) approx.

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