



Knutsford  
Shaw Drive

  
IRLAM  
*of Knutsford*

# Knutsford, WA16 8JG

## Shaw Drive

### £190,000



### The Property

This deceptively spacious first floor, two-bedroom apartment has been very well maintained by the current owner over the years to provide modern and flexible living accommodation. Particular mention must be made of the modern kitchen with fitted appliances as well as the large living room with dual aspect and private balcony with views over the town allowing floods of natural daylight. Located in an ever popular position, a short walk from the town centre and local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached via a private gravel driveway, providing more than ample parking, leading to the private front

entrance. The gardens are laid to lawn in the main and are of a generous size, screened by mature hedging giving a high degree of privacy.

### Directions

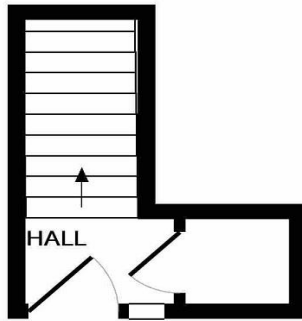
From Knutsford town centre proceed down Adams Hill (A537) passing the rail station on your left. After passing Aldi supermarket at the lights turn left up Hollow Lane onto Mobberley Road (B5085) continue along this road and after passing Cheshire Fire Service turn right onto Shaw Drive where the property will immediately be seen on your right.



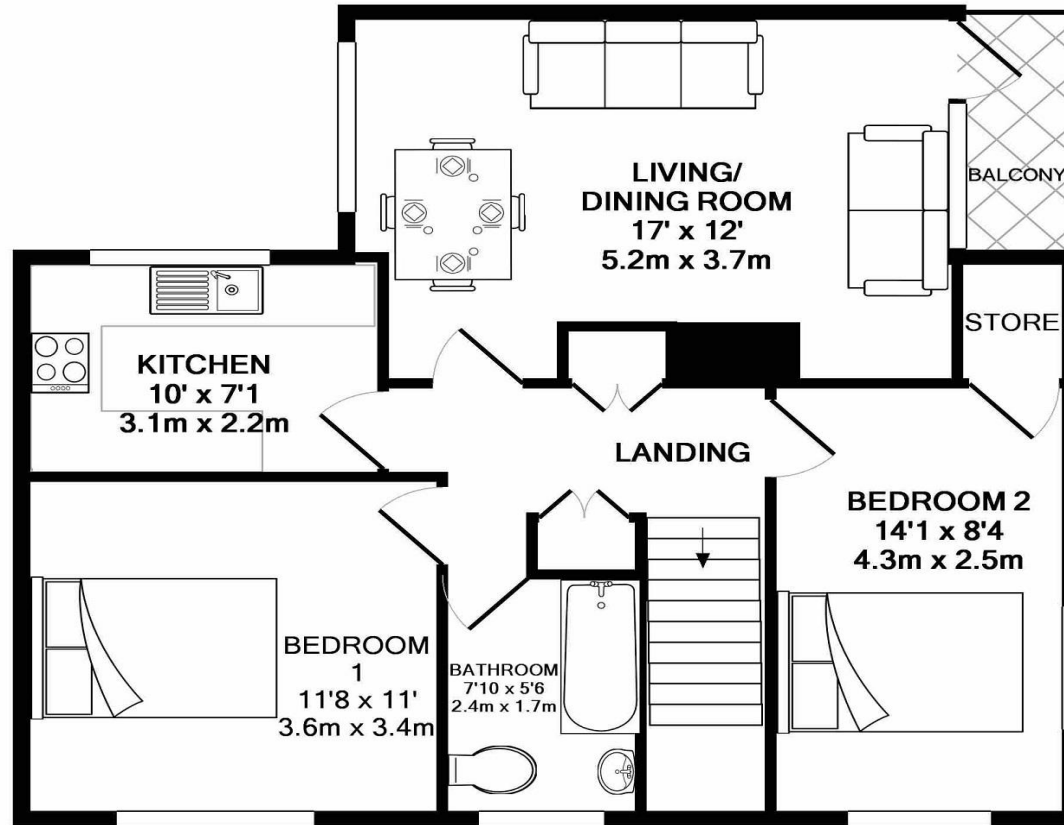
- An immaculately presented apartment with own private entrance
- Situated within walking distance of Knutsford town centre & Tatton Park
- Modern kitchen with integrated appliances
- Living dining room with balcony
- Two generous bedrooms
- Bathroom
- Private garden & private driveway providing ample off road parking

**Postcode** – WA16 8JG  
**EPC Rating** – D  
**Tenure** – Leasehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band A





GROUND FLOOR  
APPROX. FLOOR  
AREA 48 SQ.FT.  
(4.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 655 SQ.FT.  
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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