



TO LET

Manchester Road, Knutsford

  
IRLAMS  
*of Knutsford*



# Knutsford, WA16 0LX

## Manchester Road

£2,950 pcm



### The Property

This gorgeous Victorian villa has recently been completely refurbished to now provide quality, spacious accommodation throughout, blending modern, hi-spec touches with period features and generous room proportions. Particular mention must be made of the open-plan dining kitchen with glass roof allowing ample natural light. The imposing property sits in an enviable position overlooking The Heath and sitting within a short stroll of Knutsford town centre and all local amenities including its shops, bars and restaurants.

The property is approached via a pretty front garden, with a driveway provides ample off-road parking for multiple vehicles. To the rear is a beautiful, enclosed courtyard garden, surrounded by mature shrubs, hedges and bamboo, with stone flags and cobbles, perfect for al fresco dining.

### Directions

From the roundabout in Canute Square travel along Manchester Road(A50) where the property will soon be seen on your right opposite The Heath.

- An immaculately presented Victorian property set over four floors
- Situated on the doorstep of Knutsford town centre & Tatton Park
- Stunning breakfast kitchen with island unit and further utility room
- Five generous bedrooms
- Two bathrooms (one en-suite)
- Lovely enclosed rear courtyard garden with patio
- Driveway providing off road parking
- Beautiful views over The Heath
- Available End of June

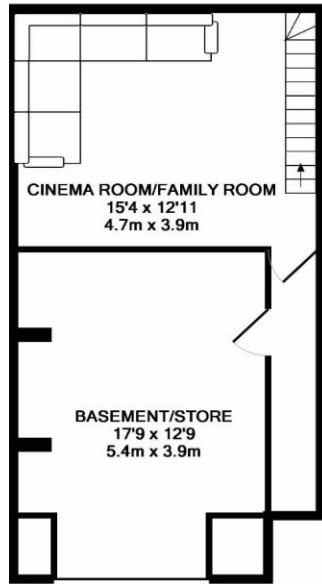
**Postcode** – WA16 0LX

**EPC Rating** – E

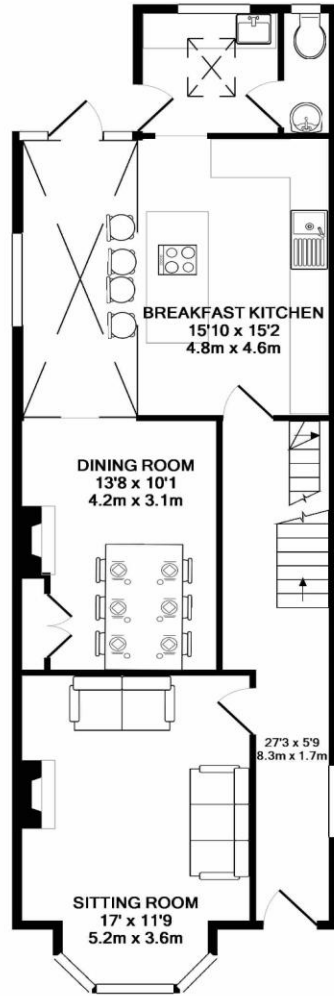
**Local Authority** – Cheshire East

**Council Tax** – Band F





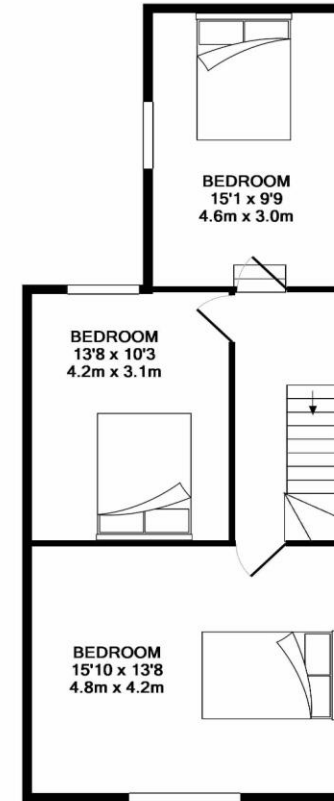
BASEMENT  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 761 SQ.FT.  
(70.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 579 SQ.FT.  
(53.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2401 SQ.FT. (223.1 SQ.M.)

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