



Knutsford
Manor Crescent

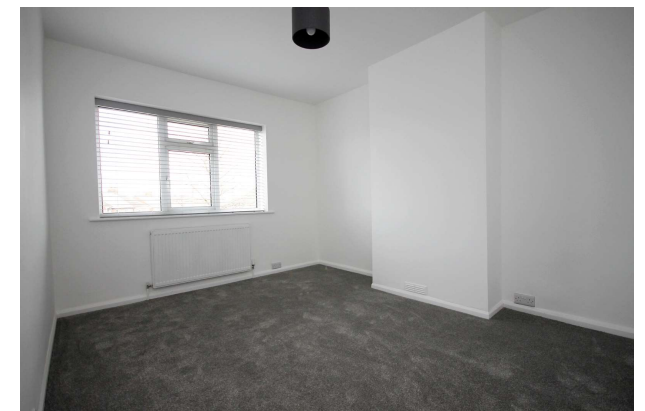

IRLAMS
of Knutsford



Knutsford, WA16 8DJ

Manor Crescent

£400,000



The Property

This superb, spacious semi-detached house has been lovingly refurbished and remodelled to now provide bright, hi-quality accommodation throughout. Sitting in an enviable position on a quiet road within a short walk of Knutsford Town Centre, the property enjoys easy access to all local amenities, including Knutsford's shops, bars and restaurants as well as its stunning outdoor spaces such as Tatton Park and The Heath. The house itself comes beautifully presented and offers generous, flexible living space. Particular mention must be made of the bright open-plan living dining room with its French windows allowing floods of natural light. The property is approached via a generous front garden laid mainly to lawn and bordered by mature hedges offering a great degree of privacy. A flagged driveway provides

ample off-road parking. To the rear is an enclosed south-facing garden laid mainly to lawn and surrounded by mature trees and hedges. A flagged patio area provides the perfect spot for outdoor dining and entertaining.

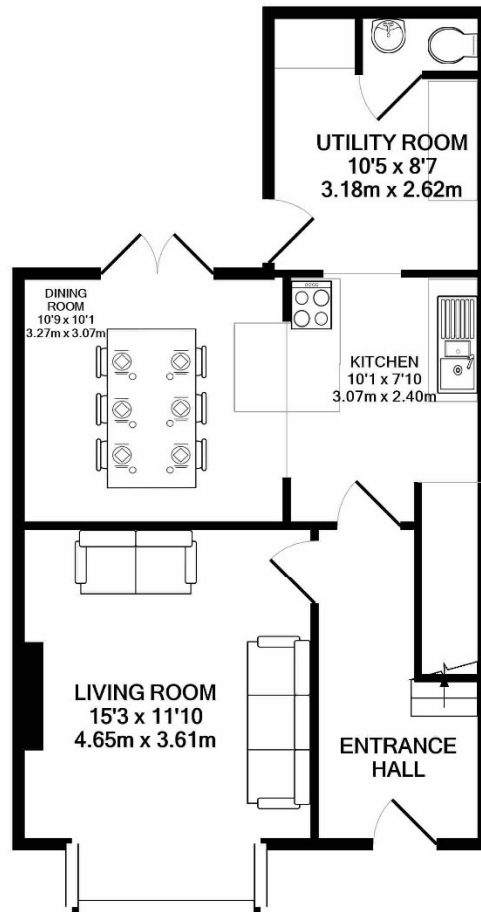
Directions

From Knutsford town centre turn left at the rail station down Adams Hill (A537) passing Aldi supermarket. At the traffic lights turn left up Hollow Lane onto Mobberley Road (B5085) continue along this road turning right at Manor Crescent and turn next left where the property will soon be seen on your right.

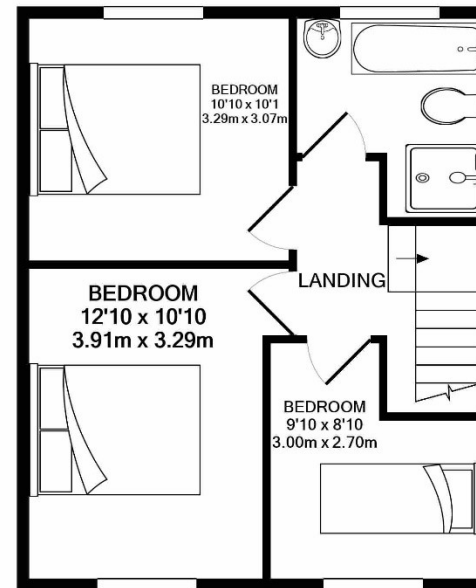
- A recently refurbished semi-detached house
- Short walk to Knutsford town centre & all amenities
- Generous flexible living space
- Downstairs WC
- Open-plan dining kitchen & separate utility room
- Three bedrooms
- Refitted bathroom
- Generous garden with lawn & patio area
- Off-road parking
- No chain

Postcode – WA16 8DJ
Tenure – Freehold
EPC Rating – D
Local Authority – Cheshire East
Council Tax – Band C





GROUND FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 955 SQ.FT. (88.7 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

Made with Metropix ©2022

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.