

113 Knutsford Road

Wilmslow, Cheshire, SK9 6JP

FOR SALE
mosley jarman
WILMSLOW
01625 444899
www.mosleyjarman.co.uk

113
Knutsford Road

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Offers Over £340,000

An attractive and stylishly refurbished garden fronted two-bedroom Victorian mid terraced home.

The accommodation includes a dining room, living room (with contemporary styled wood burning stove and under stairs storage cupboard), re-fitted kitchen (with modern units, integrated appliances, and quartz work surfaces). The downstairs features wooden flooring to all rooms. The first floor reveals a landing, spacious master bedroom, second bedroom and a contemporary styled re-fitted bathroom (fitted with modern white sanitary ware with shower fittings and glass screen over the bath).

Double glazed and gas fired central heating.

No vendor chain.

- Attractive and stylishly refurbished Victorian mid terraced home
- Walking distance of both Wilmslow and Alderley Edge centres
- Re-fitted contemporary styled kitchen and bathroom
- EPC Rating C
- Freehold
- Two bedrooms
- Close to Lindow Cricket Club
- Living room with wood burning stove
- Council Tax band: C (Cheshire East)
- No vendor chain



The Location

The property is situated in a popular South Wilmslow location opposite Gravel Lane and within walking distance of both open countryside, Wilmslow and Alderley Edge centres, Lindow Cricket Club and Alderley Edge Golf Club.

The Grounds & Gardens

To the rear of the property, there is an attractive enclosed courtyard style garden with a timber storage shed. There is gated access to Church Road.

IMPORTANT INFORMATION

Parking - On road parking
Heating - Gas central heating

EPC Grade: C (71/89)

Council Tax Band: C (Cheshire East)

Mains: Gas, Electric, Water

Flood Risk: Very low risk of flooding.

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit cheshireeast.gov.uk/gardenbin

Broadband providers - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE and Three

Mobile providers - Limited coverage by Vodafone. Likely coverage by EE, and Three

*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker

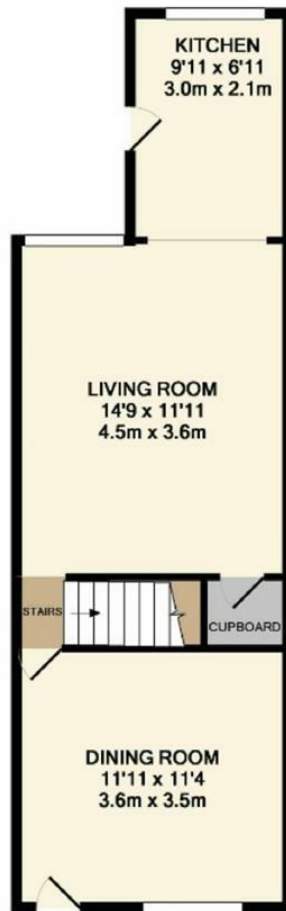
Postcode: **SK9 6JP**

What 3 Words: **wash.reactions.pavili**

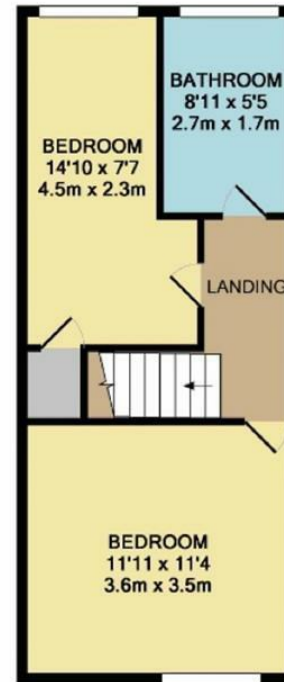
Council Tax Band: **C**

EPC Rating: **C**

Tenure: **Freehold**



GROUND FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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