



Wright Marshall
Estate Agents

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Offers Over £450,000

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THREE BEDROOMS • OPEN-PLAN KITCHEN • TWO RECEPTION ROOMS • GARDEN OFFICE •
CUL-DE-SAC LOCATION • NO ONWARD CHAIN

This beautifully presented family home, set in a quiet cul-de-sac in Knutsford, offers generous living space, modern finishes, and excellent versatility. Carefully maintained and updated over the years, it provides a light-filled and welcoming environment, ideal for contemporary family life.

Description

Arranged over two floors, the property is entered via a useful porch with built-in storage, leading into a bright entrance hallway with access to the first floor and a convenient downstairs cloakroom/WC and understairs storage.

On the ground floor, the accommodation includes a comfortable lounge featuring a log-burning stove, and a separate playroom with fitted storage, professionally converted from the original garage. To the rear lies a stunning open-plan kitchen/dining/family room, fitted with quality integrated appliances, and complimented by a separate utility room—keeping day-to-day living organised and clutter-free.

Upstairs, a turned staircase leads to three bedrooms: two spacious doubles and a well-proportioned single, all served by a sleek, modern family bathroom.

Externally, the property benefits from mature planting and hedgerows. The rear garden is fully enclosed and mainly laid to lawn, with a patio entertaining space and a versatile garden office, complete with power and heating—ideal for home working or creative pursuits.

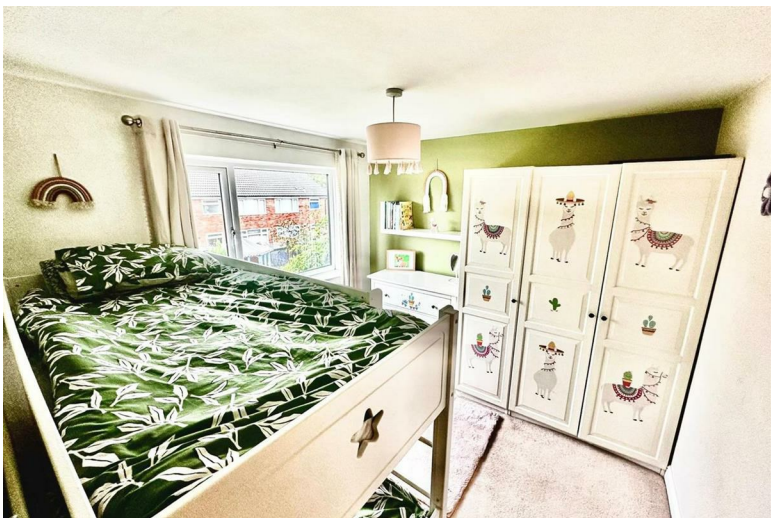
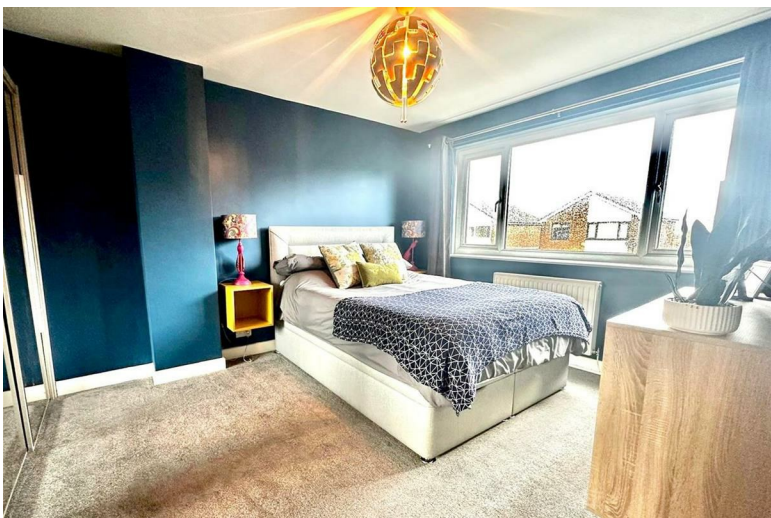
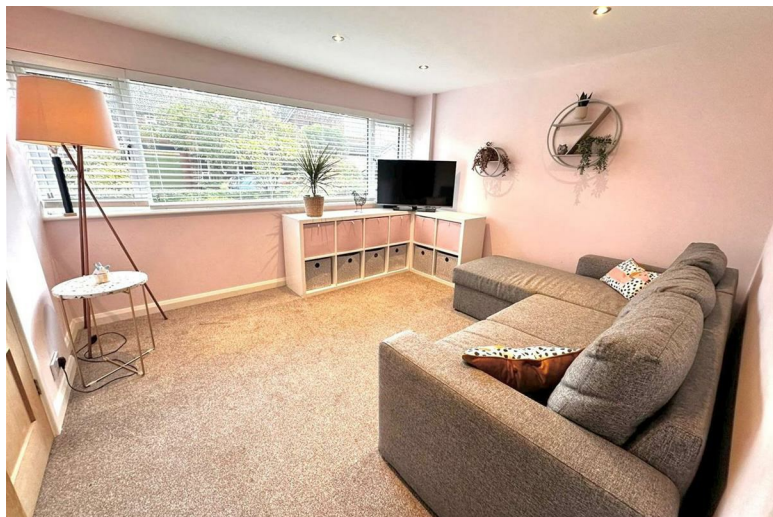
Homes of this calibre and cul-de-sac

location rarely remain on the market for long. We highly recommend early viewing to fully appreciate all this property has to offer.

Location

Knutsford is a picturesque market town in Cheshire, known for its rich history, elegant architecture, and vibrant community. Situated just 14 miles southwest of Manchester and bordering the stunning Tatton Park estate, it offers a perfect balance of rural charm and modern convenience. Its cobbled streets, particularly King Street and Princess Street, are lined with independent shops, stylish boutiques, and cafés, creating a lively town centre.

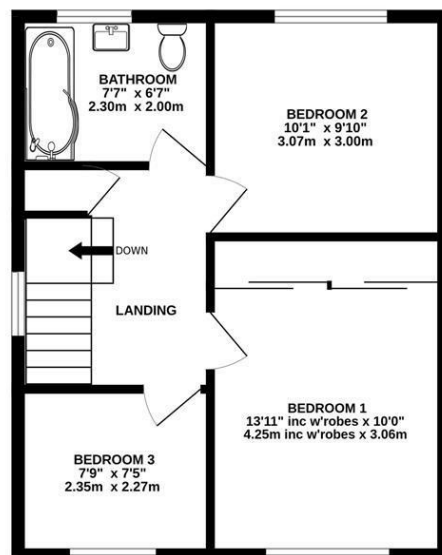
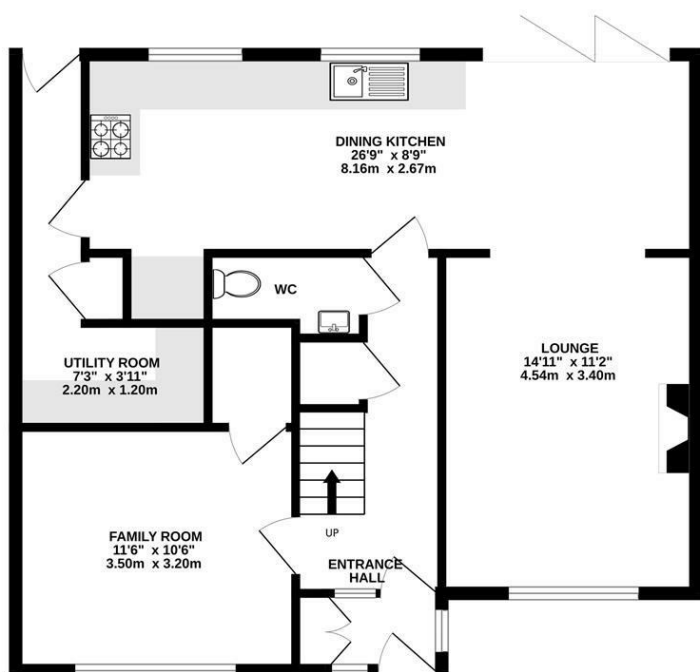
With roots dating back to the Domesday Book and links to literary great Elizabeth Gaskell, Knutsford blends heritage with contemporary living. The town is celebrated for its festivals, including the traditional May Day event, monthly Makers Markets and boasts excellent transport links, making it a popular spot for commuters. Surrounded by beautiful countryside and steeped in culture, Knutsford is one of Cheshire's most desirable places to live and visit.





GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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