



Wright Marshall  
Estate Agents

19 Manor Crescent Knutsford WA16 8DL



Offers Over £400,000

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TRADITIONAL BAY FRONTED PROPERTY  
LOCATED A SHORT DISTANCE FROM THE TOWN CENTRE  
THREE BEDROOM SEMI DETACHED  
OPEN PLAN KITCHEN DINING ROOM  
GOOD SIZED REAR GARDEN  
NO ONWARD CHAIN

Situated less than a ten-minute walk from Knutsford town centre, this three-bedroom bay-fronted semi-detached property is tucked away in a quiet, little-known part of the town, offering a deceptively convenient location if you know the right route.

Owned by the current vendor for a number of years, the property was originally purchased as a home and has since undergone improvements to create a more open-plan feel. Due to a change in circumstances, it has more recently been let, where it has been well maintained by the current tenants and offers a strong return on investment.

Arranged over the traditional two floors, the property is entered via a wide and spacious entrance hallway with stairs rising to the first floor. This leads through to a generous open-plan kitchen/dining area, fitted with a range of integrated appliances and a peninsula, providing space for both informal and formal dining. French doors open onto an extensive patio to the rear. The kitchen also flows into the lounge, which can alternatively be accessed from the hallway and could easily be separated to create a more private reception room if desired.

The ground floor is completed by an inner

hallway providing additional access to the rear patio, along with a utility room/cloakroom and a sizeable integral garage.

To the first floor, there are three well-proportioned bedrooms, including two genuine doubles, all served by a modern four-piece family bathroom with separate bath and shower.

Externally, the property occupies a generous plot, offering parking for multiple vehicles alongside a lawned area, which could be converted to provide additional parking if required. The rear garden is ideal for families, featuring a good-sized lawn, deep and well-established planted borders, and a spacious patio area for entertaining. The garden also benefits from a high degree of privacy, as it is not overlooked from the rear.

Viewings will commence from 17th April, and the property is offered with no onward chain.





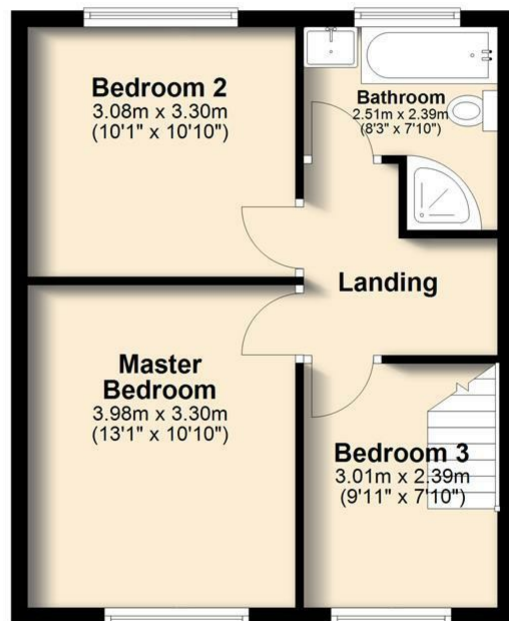
**Ground Floor**

Approx. 69.3 sq. metres (746.3 sq. feet)



**First Floor**

Approx. 41.5 sq. metres (446.4 sq. feet)



**Total area: approx. 110.8 sq. metres (1192.8 sq. feet)**

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

**19 Manor Cres**

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