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£400,000

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TWO BEDROOMS PLUS LOFT ROOM · BRAND NEW FOUR-PIECE BATHROOM ·
BEAUTIFULLY PRESENTED · FINISHED TO A HIGH STANDARD · OPEN-PLAN
MODERN KITCHEN · SHORT WALK INTO KNOTSFORD.

Just a couple of minutes' walk from The Moor, this beautifully presented Edwardian terrace has been completely renovated over the past five years, resulting in a stunning blend of traditional character and contemporary style. Arranged over three floors, the property has been taken back to brick in almost every room, with a meticulous finish throughout.

The property is approached via a wrought iron gate and block-paved pathway leading to a welcoming porch. On entering, you are immediately struck by the oak herringbone flooring that runs seamlessly through the entire ground floor. The lounge features a recessed log burner, traditional coving, and an elegant finish.

This flows into the spacious, light-filled, heart of the home kitchen and dining room with the same beautiful flooring, an open fireplace, and direct access to the rear courtyard. The kitchen is both tasteful and practical, fitted with a range of integrated appliances, marble worktops, and a classic Belfast sink.

A contemporary glass balustrade staircase leads to the first-floor landing, giving access to two generous double bedrooms. Both retain their original floorboards, now beautifully sanded and treated. The newly completed (August)

four-piece bathroom is a standout feature, boasting a modern freestanding roll-top bath, wet-room style shower with fluted glass, and luxury marble tiling.

A further staircase rises to the loft room, finished to the same exacting standard. With reinforced floor joists and ample space, it has previously been used as the master bedroom, offering flexibility for use as a third bedroom, office, or studio.

The front of the property is set behind a sandstone-capped brick wall, with an enclosed paved patio. To the rear, a traditional block-paved courtyard offers privacy, complete with gated rear access.

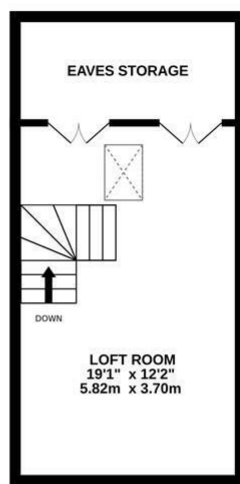
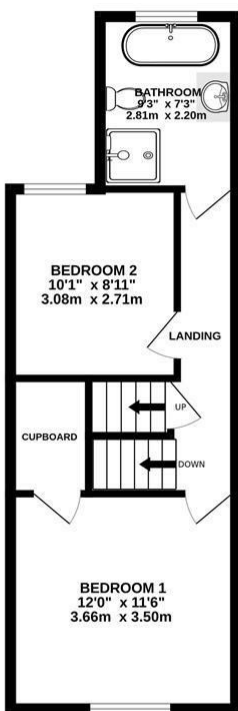
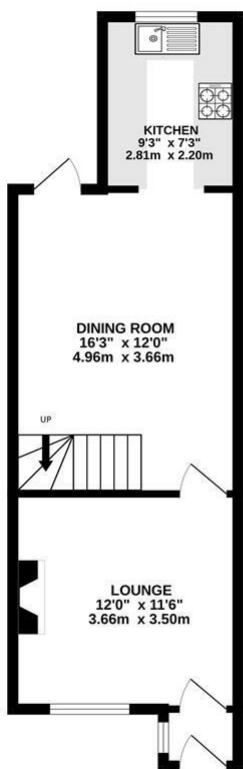




GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.

2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 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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