



Wright Marshall
Estate Agents

44 The Shambles Knutsford WA16 8WS



£475,000

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THREE DOUBLE BEDROOMS, QUIET COURTYARD POSITION, BEAUTIFULLY MAINTAINED PROPERTY, PARKING FOR MULTIPLE CARS, GARDEN TO REAR, NO ONWARD CHAIN

Located just a short walk from the town centre this beautifully presented three story townhouse offers modern living with the convenience of a Knutsford town location.

Arranged over three floors there is a bright and airy entrance hallway which in turn opens into a bespoke open plan Kitchen/Dining/Living area. This room truly is the heart of the home and is fitted to two sides with wonderfully fitted units set under quartz worktops including matching island. The kitchen has all the usual appliances including a recessed range cooker. French doors lead into a decked entertaining area to the rear. The ground floor is completed with a two piece cloakroom

Leading from the hallway is a turned staircase with a double height feature window flooding the space with natural light. The first floor features the main lounge for the home as well as bedroom three.

The second floor comprises two further double bedrooms, with bedroom two having fitted wardrobes to two walls, these could be removed if necessary. The Master bedroom benefits from a three piece ensuite whilst bedrooms two and

three are served by the main three piece bathroom.

Externally this beautiful home has a courtyard garden with decorative gravel, raised decked area and private garden access to the rear. To the front is parking for multiple cars including a covered 'car barn'.

The house itself is set in a quaint development known as The Shambles built around 23 years ago. Arranged around a block paved courtyard, the house is a short walk from local schools, bars, restaurants and an abundance of other amenities.

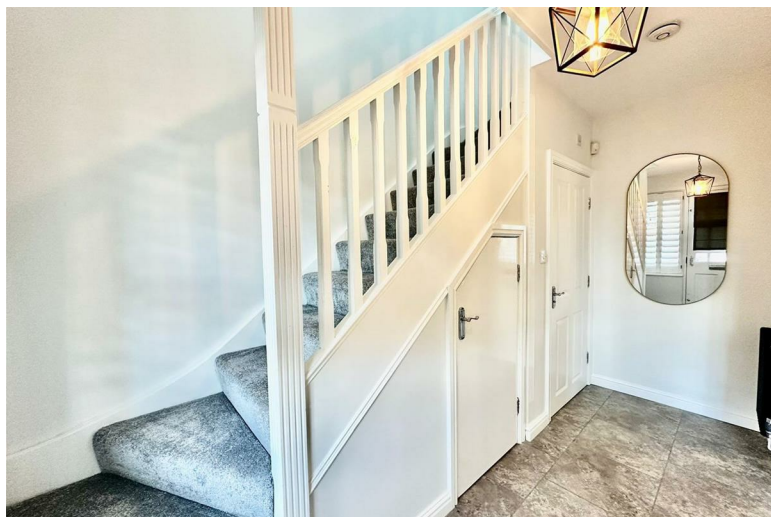
The property is offered to the market with NO ONWARD CHAIN

TENURE

We understand the tenure to be leasehold 974 years remaining

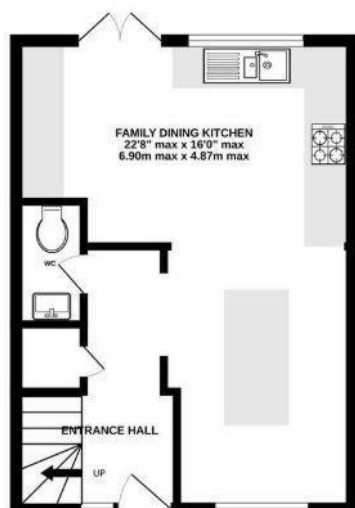
Service charge £760.15 pa

No ground rent

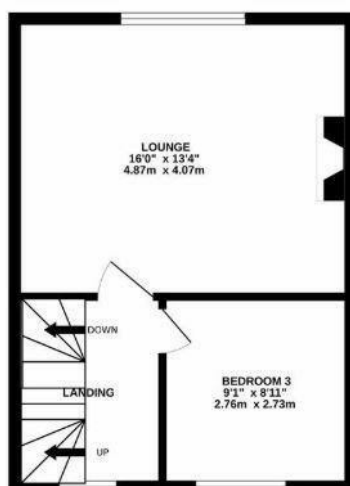




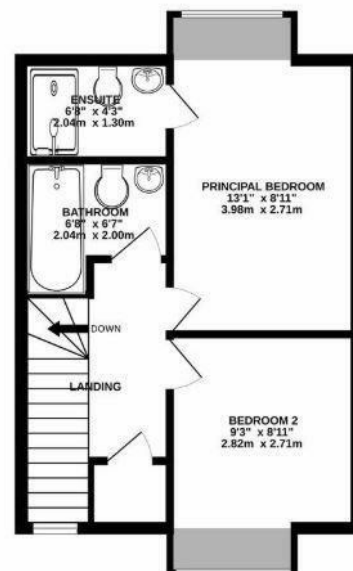
GROUND FLOOR
356 sq. ft. (33.1 sq.m.) approx.



1ST FLOOR
351 sq. ft. (32.6 sq.m.) approx.



2ND FLOOR
356 sq. ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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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