



Wright Marshall  
Estate Agents

## 18 Church Mews Knutsford WA16 8HX



**£350,000**

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TWO DOUBLE BEDROOMS • PRIVATE & QUIET LOCATION • PARKING & GARAGE • SECLUDED REAR GARDEN WITH RAISED PATIO • NO ONWARD CHAIN

Tucked away on a little-known road just a short walk from Knutsford town centre, this beautifully presented two-bedroom modern end cottage combines charm with stylish, contemporary finishes.

The accommodation is arranged over two floors, beginning with a welcoming entrance hallway with useful storage. A sleek high-gloss kitchen sits to the front, fitted with a range of appliances including a Smeg oven and hob. To the rear, the property opens into a spacious open-plan lounge/dining room featuring a bespoke media wall and French doors leading directly out to the private rear garden.

Upstairs, there are two genuine double bedrooms, both served by a modern, stylish three-piece bathroom.

Externally, the property enjoys a secluded position at the end of a row of attractive terraces, with the rare benefit of not being overlooked to the front or rear, a true luxury for a home so close to town. The garden is private and well designed, with a raised patio ideal for entertaining, while to the front there is allocated parking and the additional benefit of a garage.

Offered for sale with no onward chain, this charming home must be viewed to be fully appreciated.

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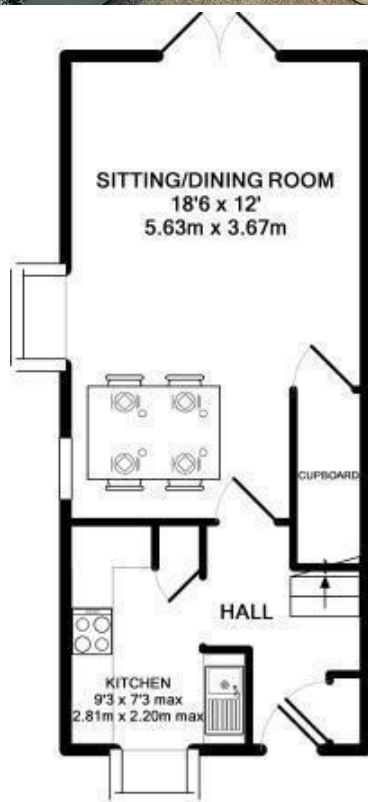
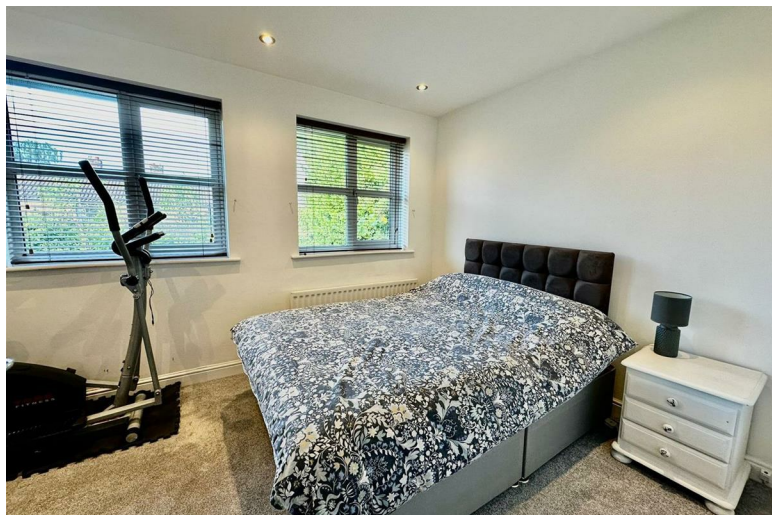
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GROUND FLOOR  
APPROX. FLOOR  
AREA 345 SQ.FT.  
(32.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 332 SQ.FT.  
(30.8 SQ.M.)

**TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 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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