



Wright Marshall  
Estate Agents

3 Berbice Road Liverpool L18 0HU



£320,000

1 Princess Street, Knutsford, Cheshire, WA16 6BY  
T. 01565 621624  
Knutsford@wrightmarshall.co.uk /  
Cheshirelettings@wrightmarshall.co.uk



This beautifully presented bay-fronted traditional terrace has been lovingly restored by the current owners and now offers stylish, well balanced accommodation, perfectly suited to modern living.

Set back and slightly elevated from the road, the property is approached via a traditional chequered pathway with an adjacent courtyard. This area is enclosed by a dwarf wall topped with hand-shaped sandstone, creating an attractive first impression.

Stepping through the front door, you are immediately struck by the sense of light and space. The generous entrance hallway, featuring a partially tiled floor and original turned staircase, leads naturally through to the beautifully appointed bay-fronted lounge. This elegant reception room retains a wealth of character, including a traditional fireplace, coved ceiling, and decorative ceiling rose.

Continuing through the hallway, you arrive at the heart of the home: a modern yet tastefully designed open-plan kitchen and dining space. Fitted with a stylish range of units and a large peninsula, this room has been thoughtfully designed to offer both practicality and a sociable layout, making it ideal for entertaining or everyday family life. A useful utility room has been created off the kitchen, allowing day-to-day living to remain separate and keeping the main space clutter-free. From here, there is also direct access to the rear courtyard.

To the first floor, the property offers three well-proportioned bedrooms, including two notably spacious doubles and a third bedroom currently used as a home office but equally suitable as a bedroom. The principal bedroom benefits from fitted wardrobes, while the guest bedroom retains a charming period feel, complete with a decorative fireplace.

Externally, to the rear, there is an enclosed walled courtyard garden, paved for ease of maintenance and offering gated access.

The current vendors have clearly invested both time and care into restoring this home, and internal viewing

is highly recommended to fully appreciate the quality and character on offer. It should also be noted that sash style double glazed windows have been installed where appropriate, and the property benefits from double glazing throughout.

## Ground Floor

### Lounge

14'6 x 11'11

### Kitchen Dining Room

18'1 x 13'5

### Utility Room

7'11 x 7'11

## First floor

### Master Bedroom

13'1 x 12'1

### Bedroom Two

12'8 x 11'3

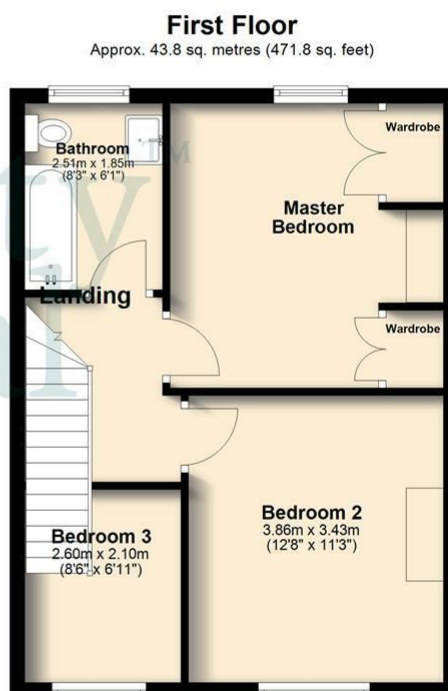
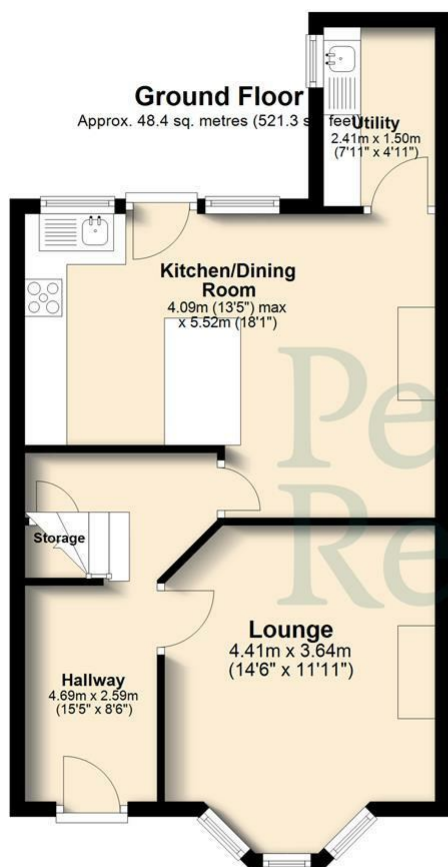
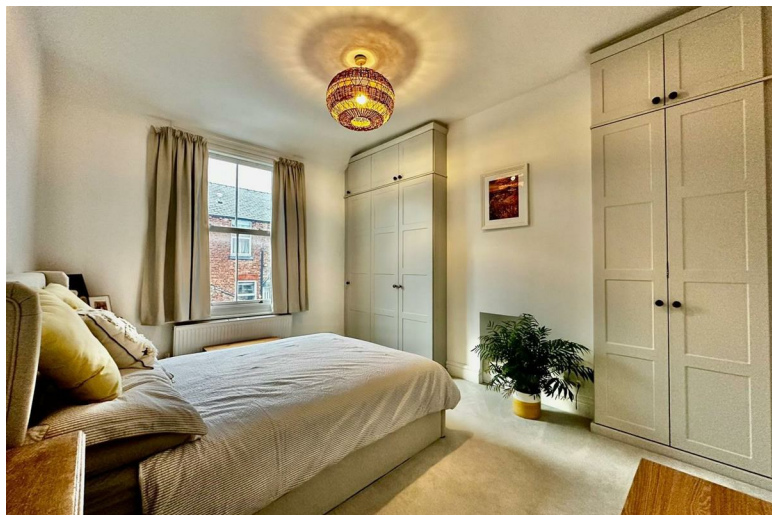
### Bedroom Three

8'7 x 6'7

## Outside

## Courtyard





**Total area: approx. 92.3 sq. metres (993.1 sq. feet)**

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

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.