The Property

This mid terraced house is in need of improvement and modernisation throughout, and presents a superb opportunity for developers and investors. The property sits in an ever-popular family location in Knutsford centre and enjoys an enviable position set back from the road. The property itself offers surprisingly spacious accommodation, with the opportunity for further remodelling and extending (subject to relevant planning permissions). The property is approached via a gated front garden laid mainly to lawn. To the rear is an enclosed garden laid to lawn, and surrounded by mature hedges and shrubs.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the rail station down Adams Hill. At the next lights turn left onto Hollow Lane which leads onto Mobberley Road. After passing the water tower on your left, take the right turn onto Manor Park North, left onto Shaw Drive and the turn right onto Churchfields where the property will soon be seen.
- A well-presented terraced property
- Situated within a short walk of Knutsford town centre & Tatton Park
- Spacious living accommodation
- Kitchen with separate utility room
- Three bedrooms
- Lovely enclosed rear gardens with lawn & patio areas
- Great potential to modernise and or remodel/extend
- Ideal for first time buyer or investor

**Postcode** – WA16 8DP  
**EPC Rating** – C  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band B
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GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 897 SQ.FT. (83.3 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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