Knutsford

George Street

IRLAMS of Knutsford

Knutsford, WA16 6HP

George Street

£325,000

The Property

Situated in an enviable position on George Street, just moments from the main entrance to Tatton Park and the open green spaces of Wallwood, this charming two-bedroom, two-bathroom period end-of-terrace property is thought to date back to circa 1900.

Requiring a full programme of modernisation, the property presents an exciting opportunity for buyers looking to create a home to their own specification, whether as a first-time purchase or an investment. The accommodation includes a bay-fronted Living Room, two generous double bedrooms with fitted wardrobes, and both a ground-floor shower room and a further bathroom. Further features include a brand-new Vaillant boiler, uPVC double glazing throughout and gas-fired central heating.

The location is undoubtedly one of the property's greatest assets, being within easy walking distance of Knutsford's historic town centre, renowned for its independent shops, cafés, restaurants and everyday amenities. Tatton Park is virtually on the doorstep, whilst Knutsford railway station is approximately half a mile away, providing convenient connections for commuters. The property is also well placed for access to the wider Northwest motorway network and Manchester Airport.

Externally, the property benefits from a mature rear garden extending to approximately 30 feet, a particularly appealing feature for a period home of this size. Sliding doors from the Dining Room provide access to the garden, whilst a detached outbuilding offers useful additional space with a variety of potential uses. Overall, this is a rare opportunity to acquire a character property in a highly desirable Knutsford location, with considerable scope to add value.

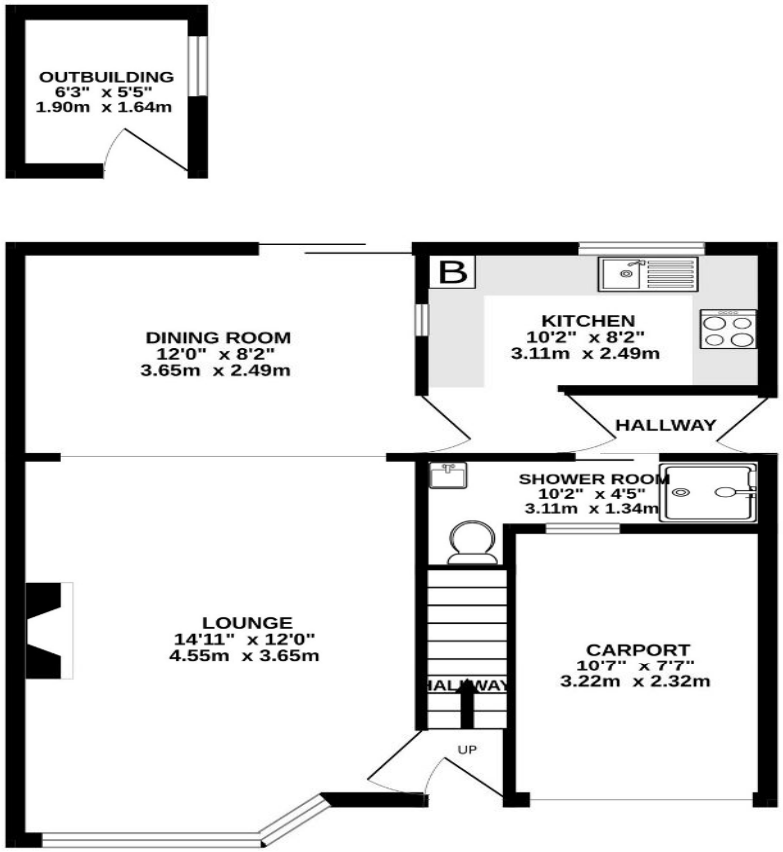
Directions

From the roundabout in Canute Square travel along Tatton Street towards Tatton Park, take the left turn into George Street where the property will soon be seen on your right.

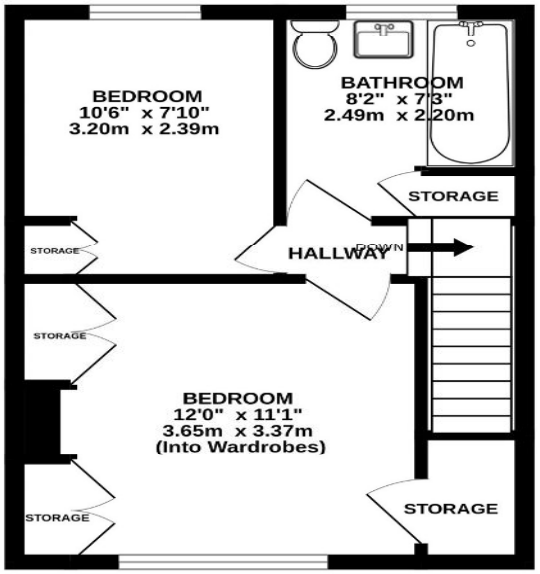
- Charming period end-of-terrace property
- Moments from Tatton Park
- Living, dining kitchen with integrated appliances & separate utility room
- Full refurbishment opportunity
- Two Double bedrooms
- Two bathrooms (one downstairs shower room)
- Private 30ft enclosed rear garden
- Off road parking and carport
- Potential to extend (STPP)

Postcode – WA16 6HP
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C
EPC - D

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

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