







44 Manor Crescent

Knutsford

Superbly presented three-bedroom home with open-plan dining kitchen, spacious lounge, utility, stylish shower room, private garden, workshop, driveway parking, in a desirable Knutsford location. Council Tax band: C

Tenure: Freehold

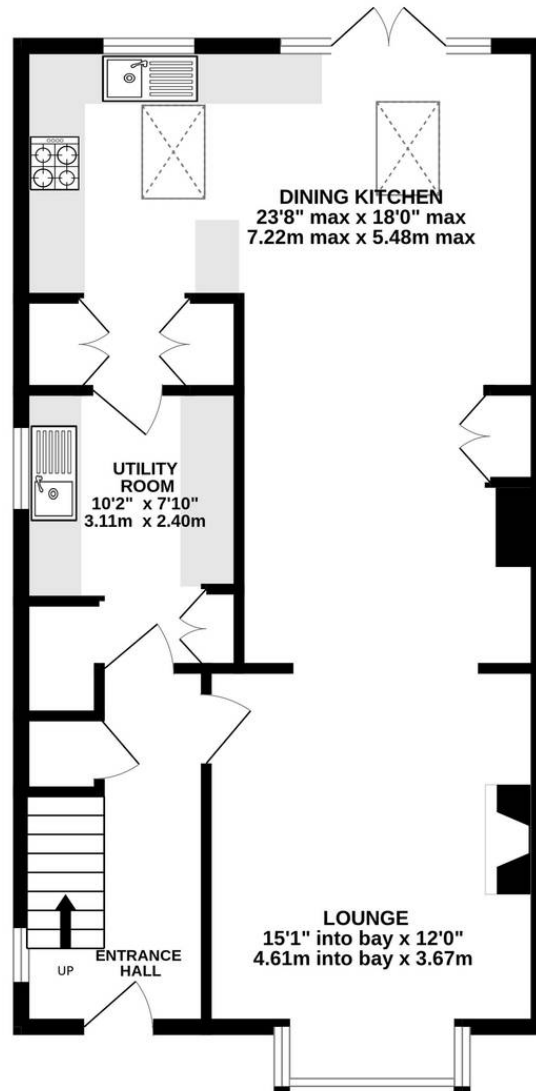
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

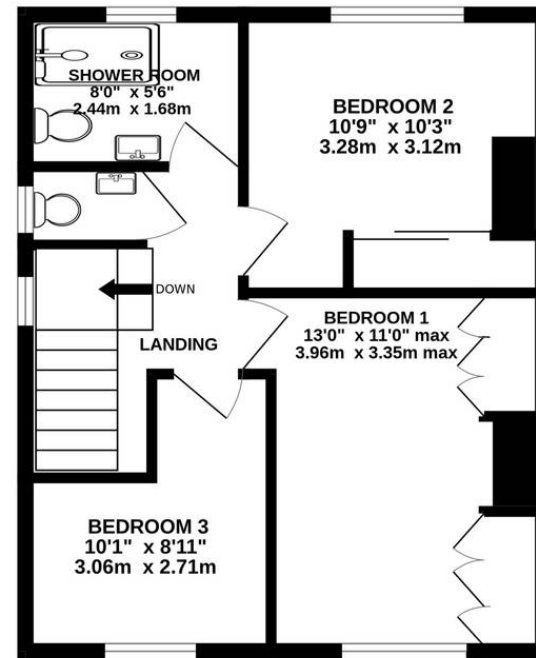
- Beautifully presented and extended three-bedroom family home
- Stunning open-plan dining kitchen with French doors onto the garden
- Spacious bay-fronted lounge plus separate utility room
- Generous, private and mature rear garden with patio and lawn
- Large powered workshop/shed ideal for hobbies, storage or home working
- Block-paved driveway providing off-road parking for two vehicles



GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



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