







10 Cranford Avenue

Knutsford

A spacious four-storey Victorian terrace with original features, modern kitchen, cinema room, four bedrooms, private west-facing courtyard, and prime location near Knutsford town centre and schools.

Council Tax band: E

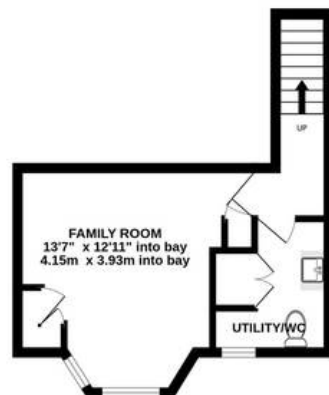
Tenure: Freehold

EPC Energy Efficiency Rating: C

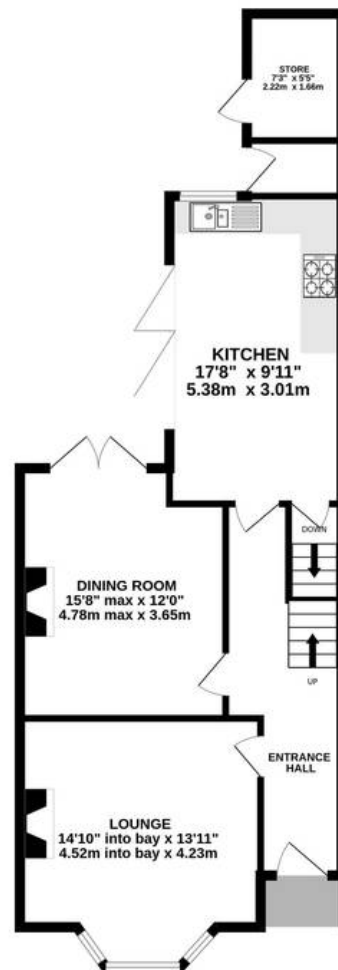
- Larger style Victorian mid-terrace home on one of Knutsford's most popular avenues
- Four floors of well presented and versatile accommodation
- Loft-converted principal bedroom suite with en-suite shower room
- Converted cellar providing a cinema room/occasional bedroom with WC and utilities
- Two elegant period reception rooms and a sought-after front-to-back hallway
- Contemporary dining kitchen with bi-fold doors opening onto a sunny rear deck and courtyard
- Private west-facing courtyard garden enjoying excellent afternoon and evening sunshine
- Walking distance to Knutsford town centre, railway station and highly regarded schools



BASEMENT LEVEL
230 sq.ft. (21.4 sq.m.) approx.



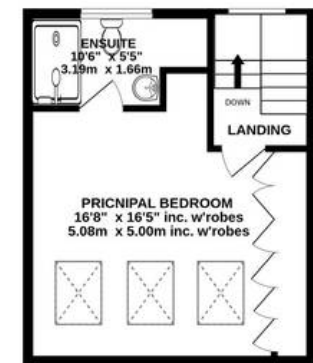
GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



3RD FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 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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