







# 7 Branden Drive

Knutsford

A charming 1-bed cottage in town centre cul-de-sac. Stylish kitchen, upgraded bathroom, front & rear gardens. Ideal for first buyers or downsizers, near amenities & green spaces. A perfect blend of convenience and tranquillity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A beautifully presented period cottage
- Quiet cul-de-sac position within the town centre
- Thorough renovation completed in 2020, including a stylish bathroom
- Front and rear gardens
- ideal first purchase, downsize or investment
- Opposite a large grassed area, ideal for dogs, and minutes walk from town



Nestled in a tranquil cul-de-sac within the town centre, this beautifully presented one-bedroom cottage exudes period charm and modern comfort. The property offers well-balanced and attractively finished accommodation, including a lovely lounge, stylish fitted kitchen, a large double bedroom and stylishly finished upgraded bathroom.

A thorough renovation of the property was completed in 2020, including the wiring, plumbing, plastering, damp proof course, relocation of the boiler, new banisters, and the addition of built-in wardrobes and shelving. The front garden was also re-landscaped, the chimney re-pointed, and an attractive period beam added to the fireplace.

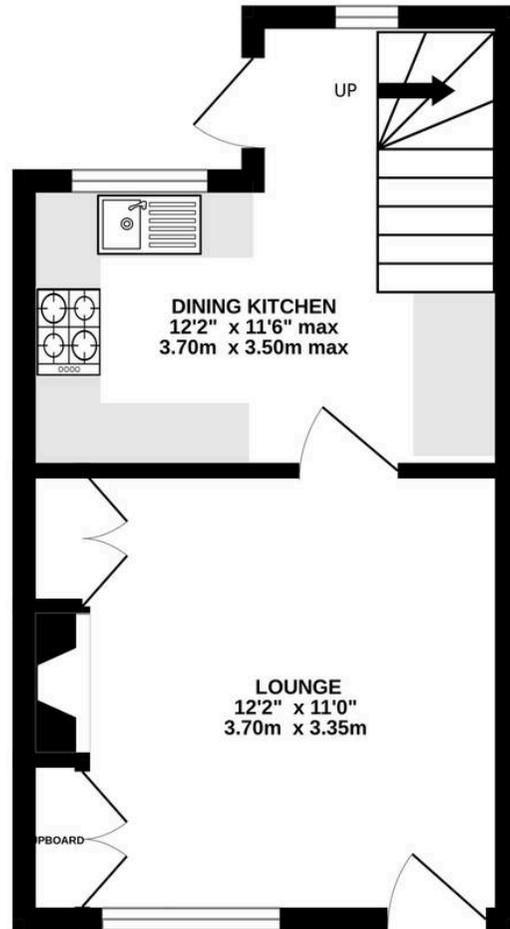
The property boasts front and rear gardens, offering serene outdoor spaces for relaxation or entertaining. Whether you're seeking an ideal first purchase, downsizing, or an investment opportunity, this cottage is sure to impress with its prime location and inviting ambience.

The property is presently being successfully operated as an Airbnb and generated approximately £27,000 of gross income in its first full year, benefiting from excellent occupancy levels and numerous positive guest reviews, making it an appealing turnkey investment opportunity.

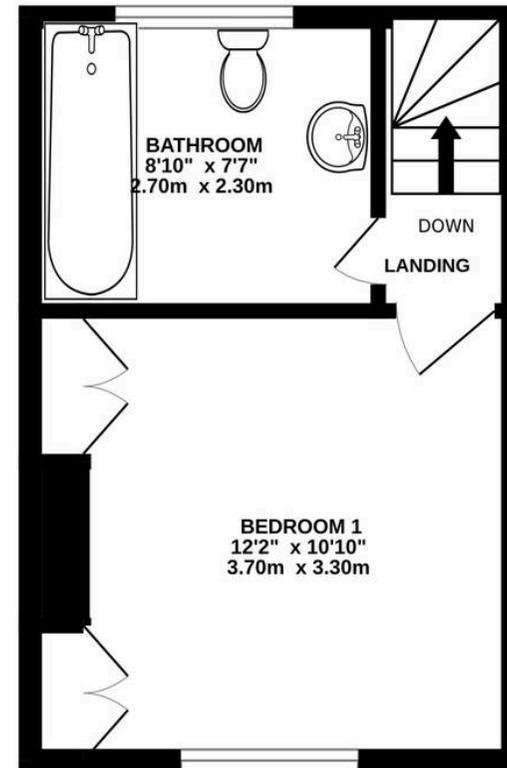
Situated opposite a large grassed area, perfect for leisurely strolls or walking dogs, and just minutes away from the vibrant town centre, convenience and tranquillity blend seamlessly in this picturesque abode.



GROUND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



1ST FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 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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