









# 55 Garden Road

## Knutsford

An attractive five-bed period home in central Knutsford with open-plan living, garden room, cellar office, large south-facing garden, and no onward chain. Moments from Tatton Park and The Heath.

Council Tax band: E

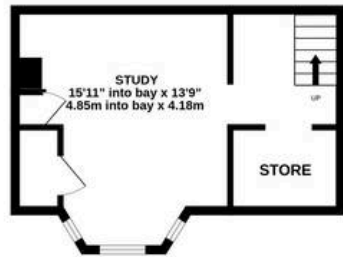
Tenure: Freehold

EPC Energy Efficiency Rating: D

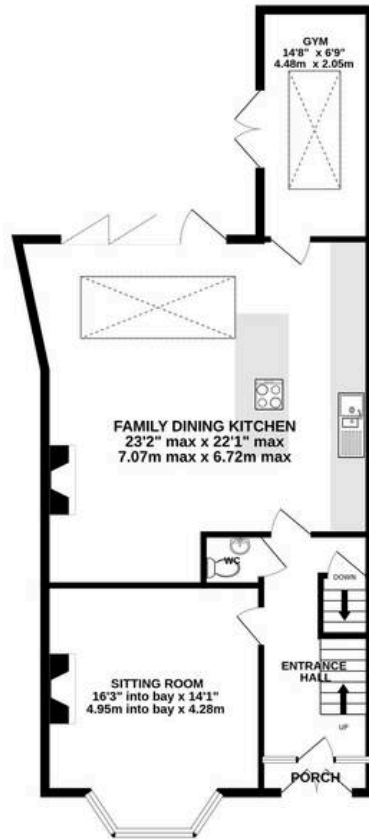
- Fabulous synergy of period charm and modern open plan living
- Five good bedrooms and two bathrooms plus a downstairs WC
- Brilliant living kitchen/diner with large island and log burning stove
- Wonderful bay-fronted period sitting room and a superb garden room or gym
- Converted cellar chamber providing great additional space, ideal for home office, study or playroom
- Highly sought-after road in the heart of the town centre, moments from Tatton Park and The Heath
- Large southerly facing rear garden, ideal for entertaining and day-long sunshine
- No onward chain



**BASEMENT**  
290 sq.ft. (26.9 sq.m.) approx.



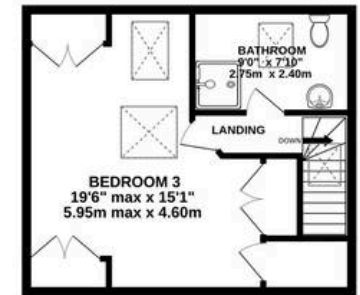
**GROUND FLOOR**  
893 sq.ft. (83.0 sq.m.) approx.



**1ST FLOOR**  
624 sq.ft. (58.0 sq.m.) approx.



**2ND FLOOR**  
409 sq.ft. (38.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2216 sq.ft. (205.9 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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