

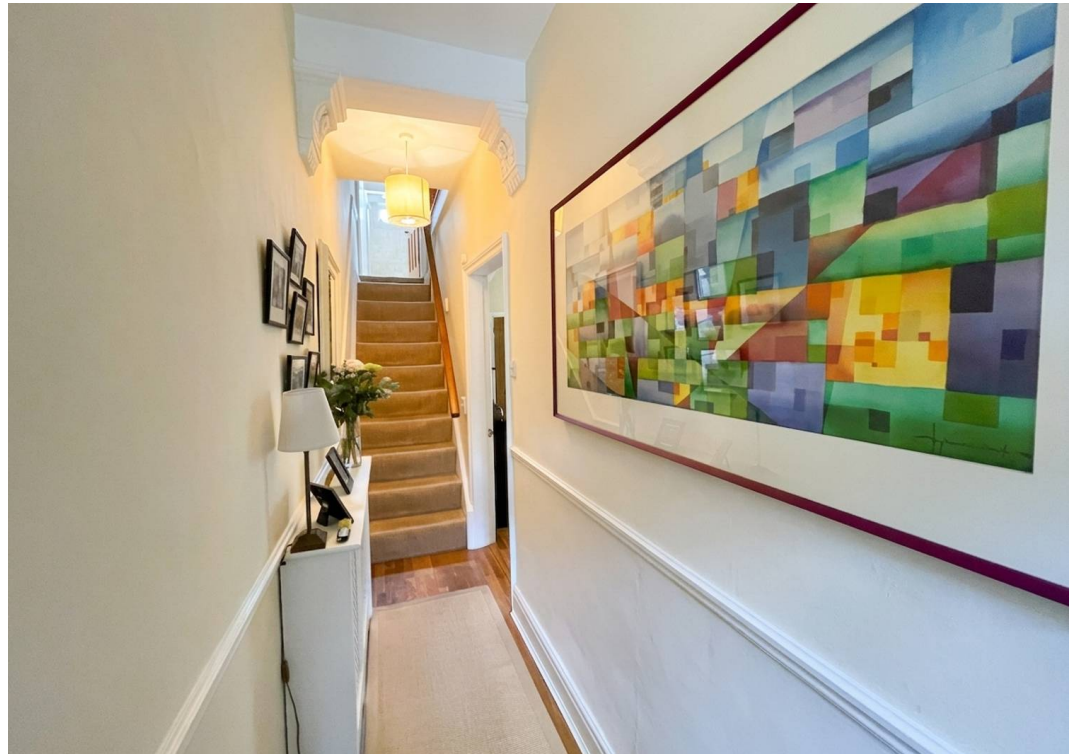


Cranford Avenue, Knutsford
Knutsford

£525,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



33 Cranford Avenue

Knutsford

Council Tax band: D

Tenure: Freehold

Services (NOT TESTED): services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East

EPC Energy Efficiency Rating:

Total Floor Area: 1215

Viewings: Viewings strictly by appointment through the agents

- Four Double Bedrooms
- Attractive 3-Storey Period Terrace
- Welcoming Hallway
- Dual Aspect Open Plan Living Dining Room
- Separate Fitted Kitchen
- Character Features Throughout
- Impressive 3-Piece Family Bathroom & Shower
- Private Courtyard Garden
- Brick Built Utility Outhouse
- Walking Distance of Town Centre, Schools, Tatton Park & Train Station



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An attractive and beautifully proportioned four double bedroom, three-storey period terraced home, complemented by a delightful courtyard garden, useful brick-built utility outhouse, and additional storage cupboard. Offering spacious family-sized accommodation, this charming residence retains a wealth of original character features whilst enjoying an enviable position within easy walking distance of the town centre, highly regarded schools, Tatton Park, and the train station. A charming storm porch opens into a welcoming entrance hall, where an elegant turning staircase rises to the upper floors. The heart of the home is the superb open-plan living dining room, an impressive dual-aspect space designed for modern family living and entertaining. The bay-fronted living area features attractive leaded light windows and a striking period-style fireplace, creating a warm and inviting focal point, whilst the generous dining area enjoys double doors opening directly onto the private courtyard garden, effortlessly blending indoor and outdoor living. The ground floor is completed by a fitted kitchen with granite worksurfaces and range of integrated appliances.



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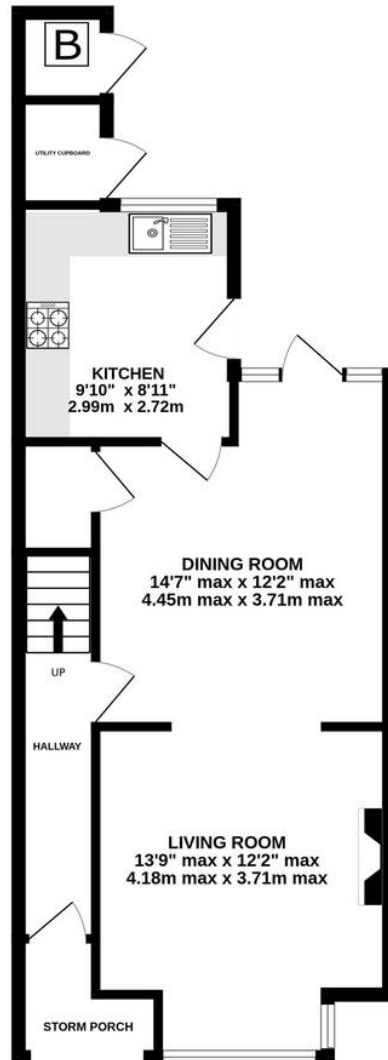
The first floor offers two generous double bedrooms, both benefitting from impressive ceiling heights that further enhance the sense of space. A beautifully appointed family bathroom features a contemporary three-piece white suite, elegant travertine tiling, and a separate walk-in shower. Occupying the second floor are two further double bedrooms. The principal bedroom is a particularly characterful retreat, showcasing an exposed brick chimney breast, useful eaves storage and twin Velux windows flooding the room with natural light. The fourth bedroom enjoys delightful, elevated views across the chimney tops towards the vibrant town centre.

Externally, the enclosed front garden provides an attractive seating area, ideal for enjoying the afternoon sun, with a pathway leading to the storm porch. To the rear, the private courtyard garden offers an excellent setting for outdoor entertaining and relaxation, together with a brick-built utility outhouse and a separate storage cupboard housing the recently updated central heating boiler.

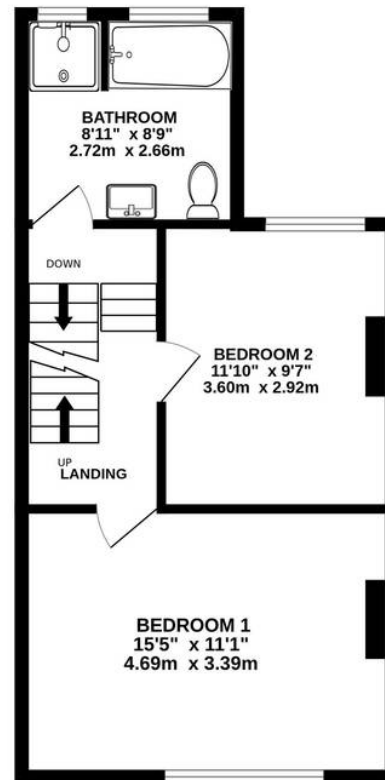
Bathed in natural light throughout and offering exceptional versatility across three well-planned floors, this superb period home successfully combines timeless character with modern practicality, making it an outstanding choice for families seeking spacious accommodation in one of Knutsford's more desirable and convenient locations.



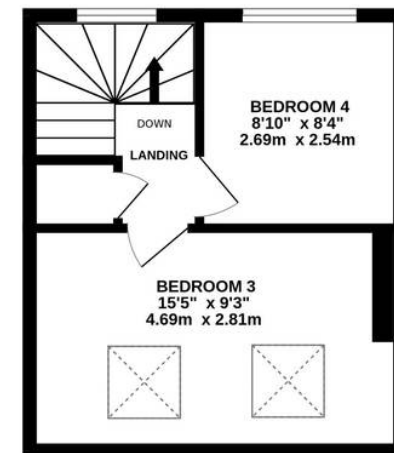
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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