



Sharston Crescent, Knutsford
Knutsford

£475,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Sharston Crescent

Knutsford

Council Tax band: D

Tenure: Freehold

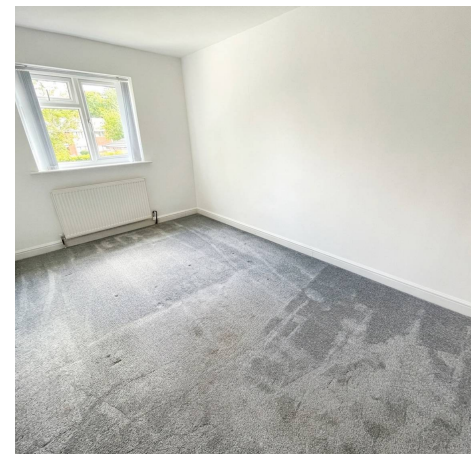
Services (NOT TESTED): All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East

EPC Energy Efficiency Rating: E

Total Floor Area: 1181 SQFT approx

Viewings: Viewings strictly by appointment through the agents



2 Sharston Crescent

Knutsford

No Chain: A well-presented and extended three double bedroom link-detached home, occupying a generous plot comprising large rear garden, driveway, and garage. Offering excellent scope to further extend, subject to the necessary planning consent, this is a fantastic opportunity for a wide range of potential buyers.

Boasting well-proportioned family sized accommodation, the property briefly comprises a welcoming entrance hallway with downstairs W.C., bright and spacious dual aspect living room, generous sized dining room opening into a conservatory overlooking the rear garden, and a fitted kitchen with internal access to the garage completes the ground floor.

To the first floor are three double bedrooms, all benefiting from fitted wardrobes, served by a well-appointed 3-piece family bathroom with shower over the bath. The property is warmed by gas central heating and benefits from uPVC double glazing throughout.



2 Sharston Crescent

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Externally, a driveway provides ample off-road parking and leads to the integral garage, which offers excellent potential for conversion into additional living accommodation, subject to the necessary consents. The sizeable enclosed rear garden, complemented by a generous entertaining patio, provides an ideal space for families, children, and outdoor relaxation.

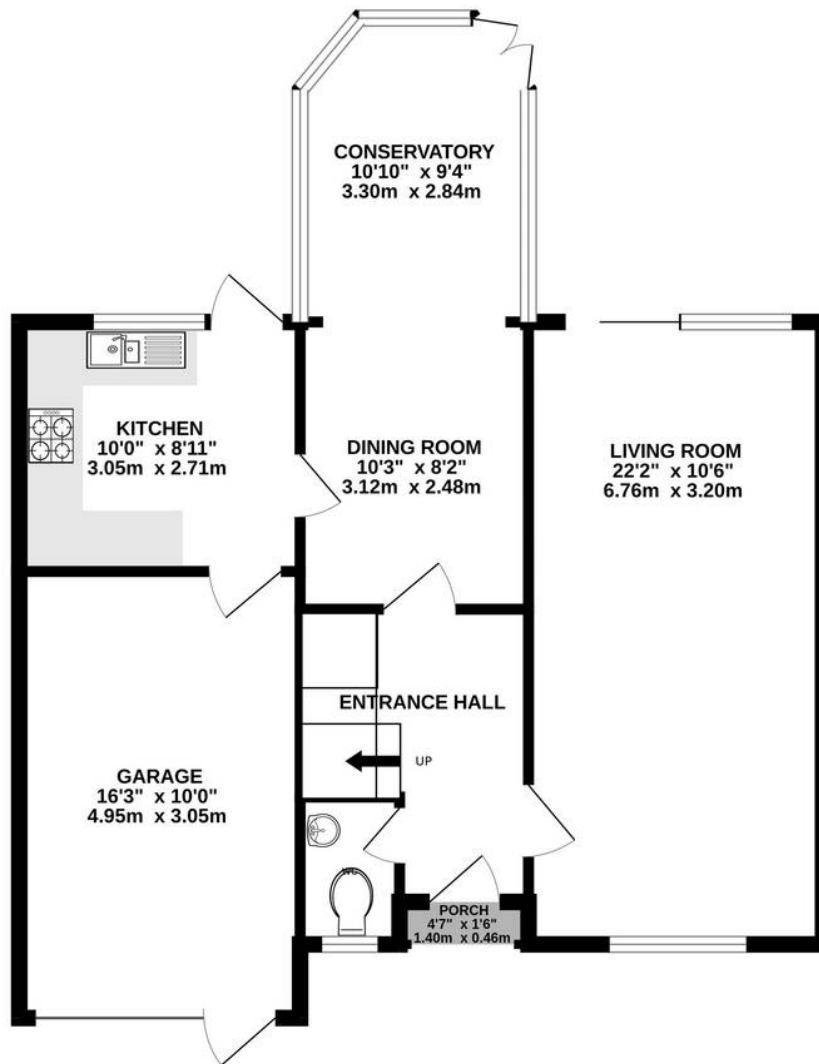
Ideally positioned within walking distance of well-regarded schools and a local convenience store, the property also enjoys easy access to Knutsford town centre, with its excellent range of independent shops, bars, restaurants, and railway station.

Ideal for first-time buyers/couples, upsizers and downsizers alike, this versatile home offers comfortable living with future potential.

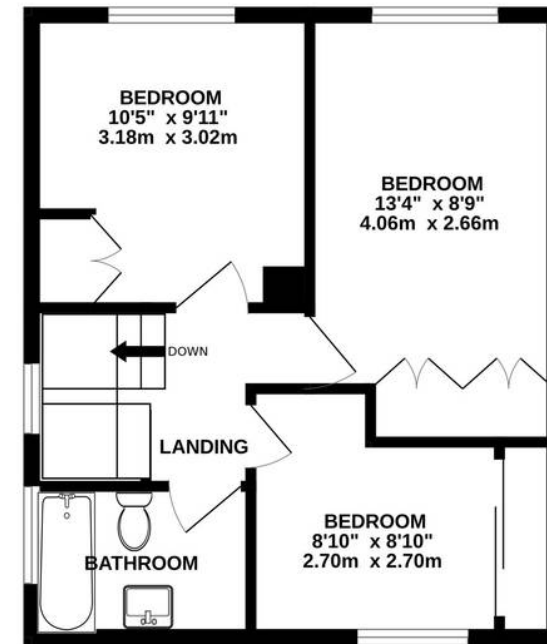
- Extended Link-Detached Home with NO CHAIN
- 3 Double Bedrooms
- Generous Rear Garden & Patio
- Driveway & Garage
- Scope to Extend (STPP)
- Spacious Reception Rooms
- Fitted Kitchen & Conservatory
- Well Appointed Bathroom & Downstairs W.C
- Close To Knutsford Town Centre & Schools



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1181sq.ft. (109.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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