



Mardon Close

Knutsford

£290,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



16 Mardon Close

Knutsford

Council Tax band: C

Tenure: Leasehold. £50 a year ground rent. 999 year lease from 1985 with 958 years remaining.

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 Council

EPC Energy Efficiency Rating: C

Total Floor Area: 571 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- Beautifully presented two-bedroom semi-detached home
- Sought-after residential location close to Knutsford town centre
- Modern dining kitchen with ample storage and workspace
- Two well-proportioned double bedrooms
- Generous rear garden ideal for entertaining
- Driveway providing off-road parking



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A beautifully presented two-bedroom semi-detached home, enjoying a convenient position on the outskirts of Knutsford town centre and having been thoughtfully enhanced by the current owners to create a stylish and inviting home.

The well-proportioned accommodation is arranged over two floors and opens with a bright and welcoming living room, featuring a contemporary electric fireplace that provides an attractive focal point. Beyond lies a beautifully appointed modern kitchen, with ample storage and workspace, perfectly suited to modern day living.

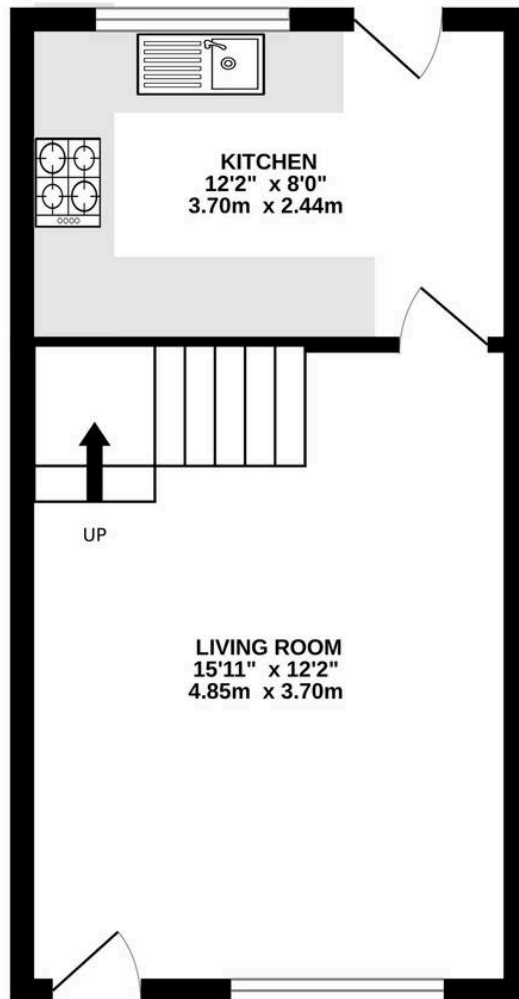
To the first floor are two generously sized double bedrooms, with the front bedroom benefiting from fitted wardrobes, all served by a well-appointed family bathroom.

Externally, the property enjoys a delightful rear garden of excellent proportions, offering a private setting for outdoor entertaining. To the front there is off road parking via the driveway which is ideal for two cars.

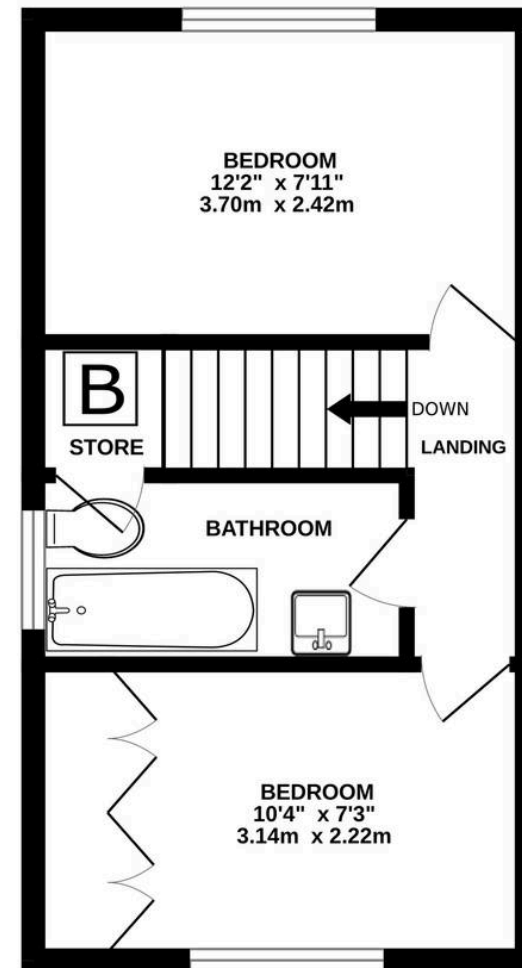
Combining tasteful interiors with a highly convenient location, this superb home represents an ideal opportunity for first-time buyers, downsizers and investors alike.



GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.





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