



Moordale Road

Knutsford

Offers in Region of £290,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Moordale Road

Knutsford

Council Tax band: C

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

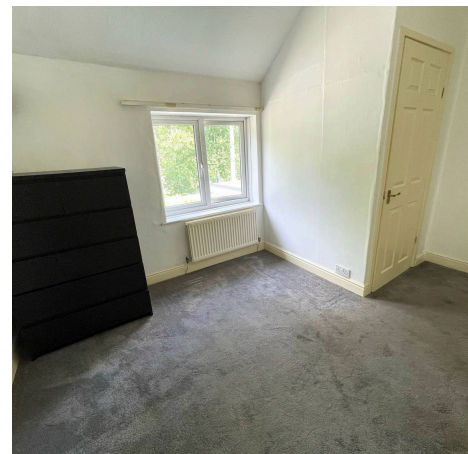
Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: D

Total Floor Area: 652 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- Offered for sale with no onward chain.
- Sought-after location within walking distance of Knutsford town centre.
- Spacious bay-fronted living room filled with natural light.
- Kitchen with scope for buyers to personalise and add their own style.
- Two well-proportioned double bedrooms served by a family bathroom.
- Low-maintenance rear courtyard garden.



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Offered for sale with no onward chain, this delightful two-bedroom character property is ideally situated within walking distance of Knutsford town centre and the train station, making it an excellent choice for commuters and those looking to enjoy the amenities of this highly desirable location.

Internally, the property is entered via a useful entrance porch, leading into a spacious and welcoming living room. The attractive bay-fronted window allows an abundance of natural light to fill the space, creating a bright and airy atmosphere. The kitchen with integrated appliances and offers practical accommodation, while still presenting an opportunity for purchasers to personalise and enhance the property to suit their own tastes.

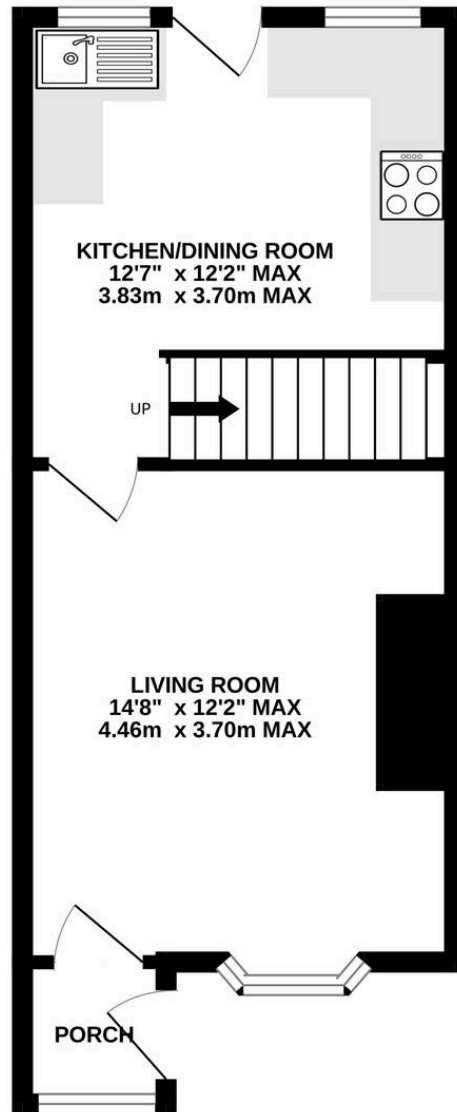
To the first floor, there are two well-proportioned double bedrooms with one benefiting from a separate WC. Completing the first floor accommodation there is a family bathroom.

Externally, the property benefits from a low-maintenance courtyard garden to the rear, providing a pleasant outdoor space.

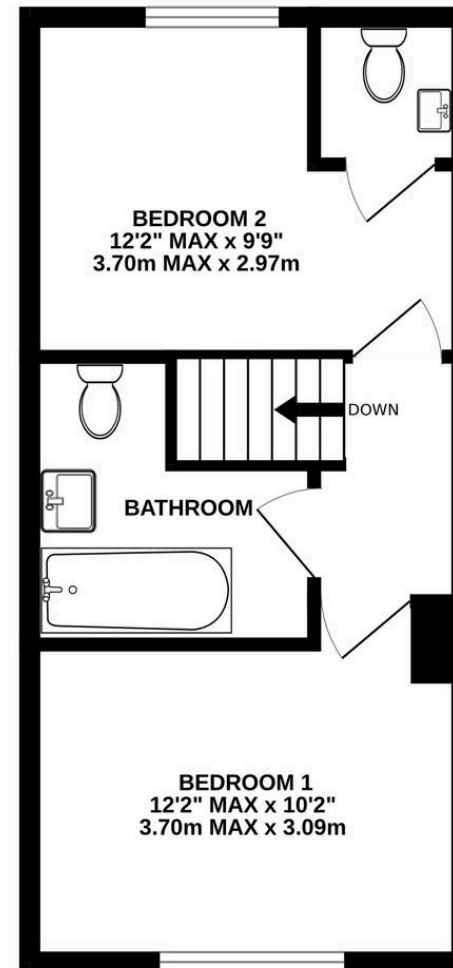
Early viewing is highly recommended to fully appreciate the charm, potential and convenient location this lovely home has to offer.



GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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