





# 11 Cranford Avenue

Knutsford

The attractive period front door opens into the entrance vestibule, which offers access into the stunning bay-fronted open plan lounge, featuring attractive recessed shelving and a log burning stove. Attractive wood flooring runs through from the lounge into the modern dining kitchen, with ample space for a large table and chairs, and a pretty fitted kitchen with breakfast bar. Beyond the kitchen is the utility room and downstairs WC.

The first floor reveals two well-proportioned bedrooms, serviced by a modern three piece bathroom. Whilst the loft level boasts the principal bedroom, which is complete with a contemporary en-suite shower room.

Externally, Cranford Avenue is an attractive, tree-lined street with parking on the street. The rear of the house offers an attractive enclosed walled courtyard with a faux grass lawn.

Council Tax band: D

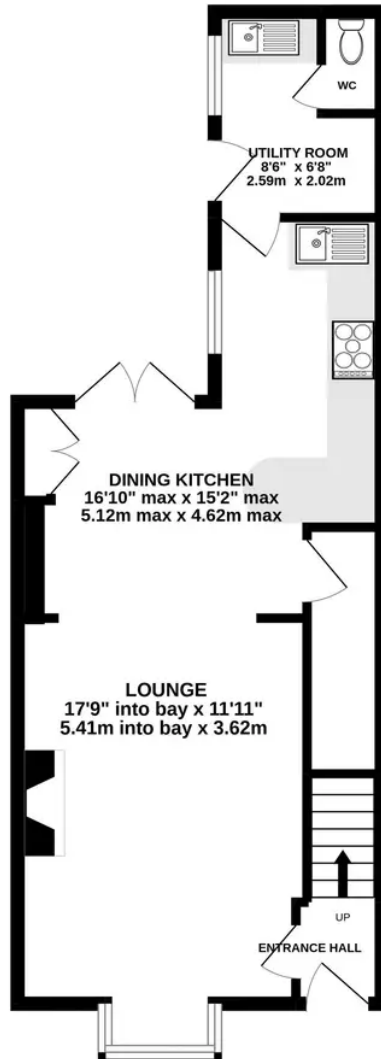
Tenure: Freehold

EPC Energy Efficiency Rating: D

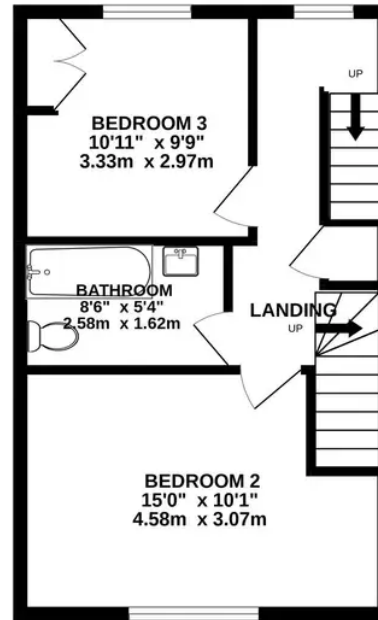
- Attractive Period Mid Terrace
- Beautifully Refurnished & Remodelled
- Three Bedrooms & Two Bathrooms
- Modern Open Plan Living Accommodation
- Utility Room & Downstairs WC
- Lovely Rear Courtyard Garden



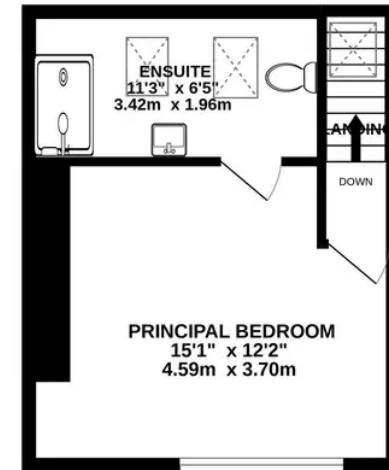
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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