







# 51 Cranford Avenue

Knutsford

An attractive townhouse in town centre, 3 floors, 1000+ sq ft. Rear garden, parking for 2 cars with electric gates. 3 beds, modern bathrooms, close to amenities & schools. Freehold with £98 PA service charge.

Council Tax band: F

Tenure: Freehold

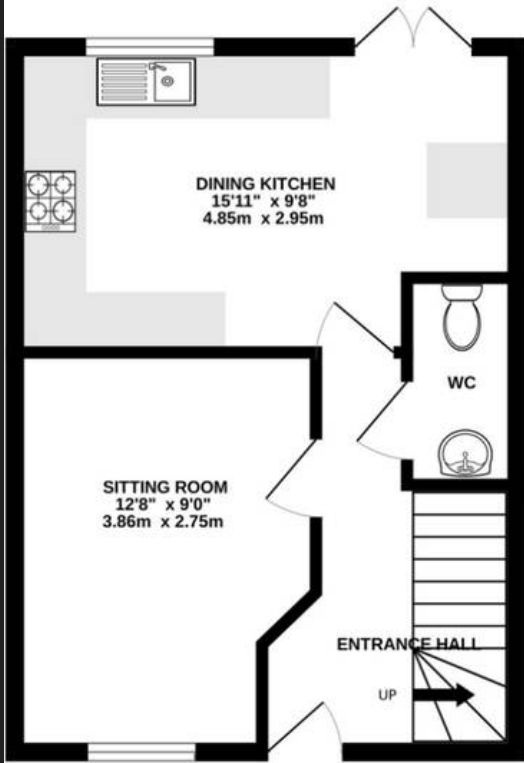
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

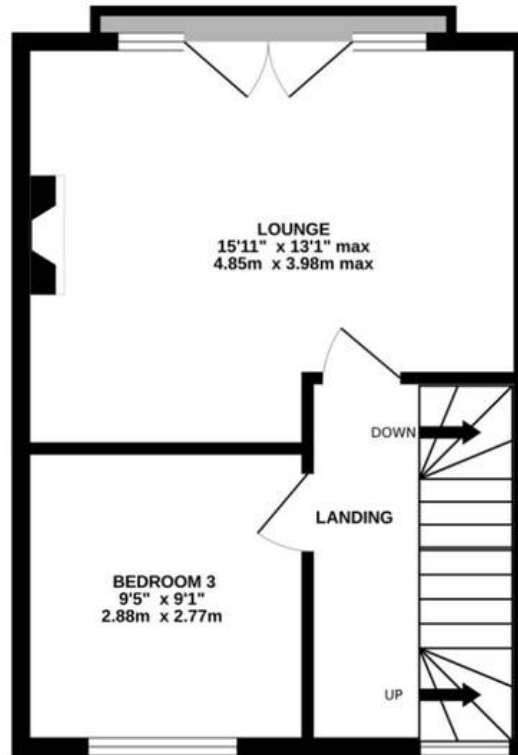
- Attractive three storey townhouse
- Pretty town centre location
- Southerly facing rear garden
- Three bedrooms and two bathrooms
- Secure gated parking for two cars, to the rear
- A very short walk from a wide selection of amenities, schools and transport links



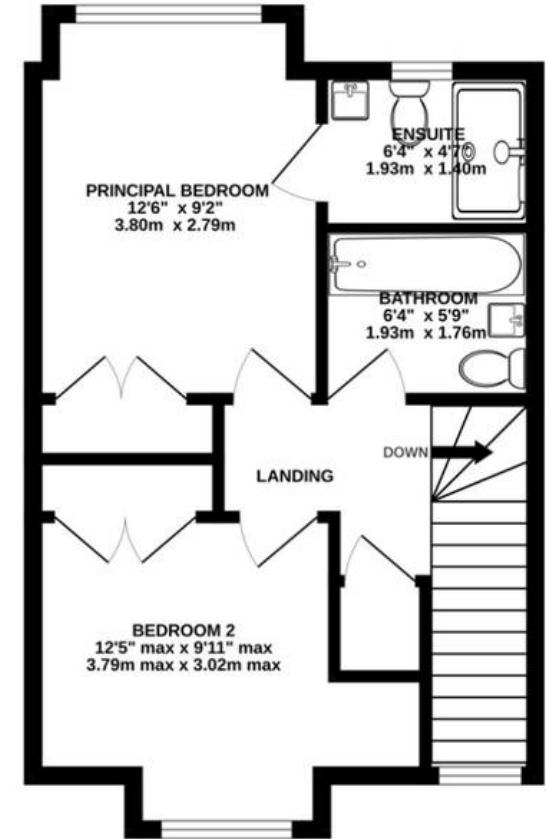
**GROUND FLOOR**  
356 sq.ft. (33.0 sq.m.) approx.



**1ST FLOOR**  
351 sq.ft. (32.6 sq.m.) approx.



**2ND FLOOR**  
380 sq.ft. (35.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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