







# 23 Stanley Road

## Knutsford

Nestled in the town centre, this charming Victorian residence exudes character and elegance. Impeccably presented, the interior boasts stylish features including a newly renovated bathroom and a cosy log burning stove. The original internal doors add a touch of authenticity to the property. With two well-appointed bedrooms, two inviting reception rooms, and a convenient converted attic room, there is ample space for comfortable living.

A private walled courtyard at the rear, adorned with attractive Indian stone, offers a peaceful retreat for relaxation or outdoor dining. Situated within walking distance of both the town centre and Heath, this property enjoys a prime location with easy access to amenities and green spaces. This delightful Victorian home is perfect for those seeking a blend of traditional charm and modern comfort in a desirable setting.

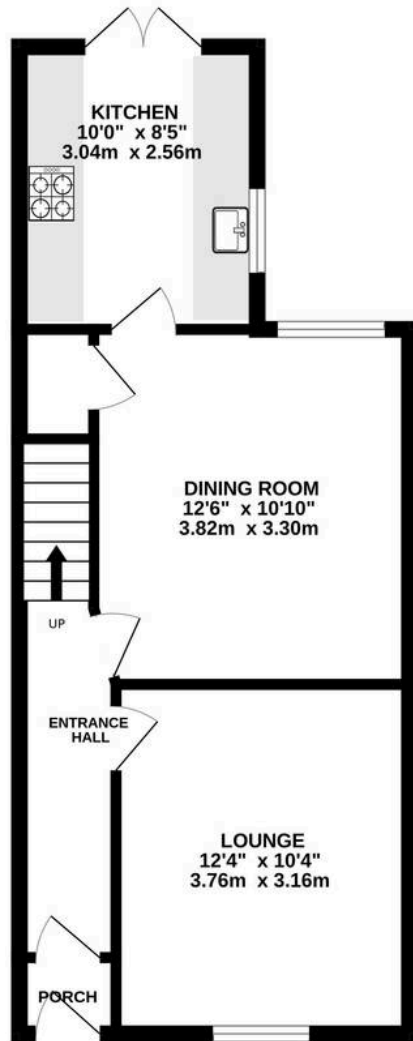
Vehicular access is possible around the side of the terrace, with the present owners utilising space beyond the rear wall of the yard for parking a car.

-Council Tax band: D -Tenure: Freehold -EPC Energy Efficiency Rating: D

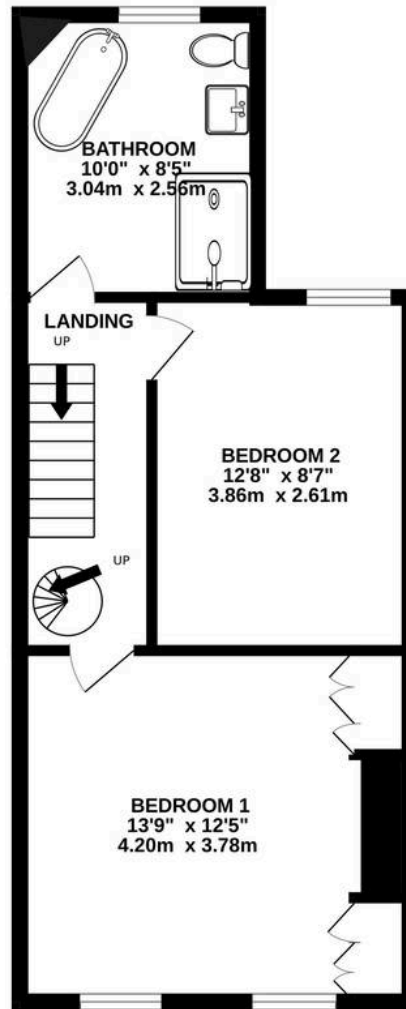
- Two bedrooms, two reception rooms, useful converted attic room
- Stylish presentation with new bathroom and log burning stove
- Private rear walled courtyard laid with attractive Indian stone
- Walking distance to the town centre and Heath



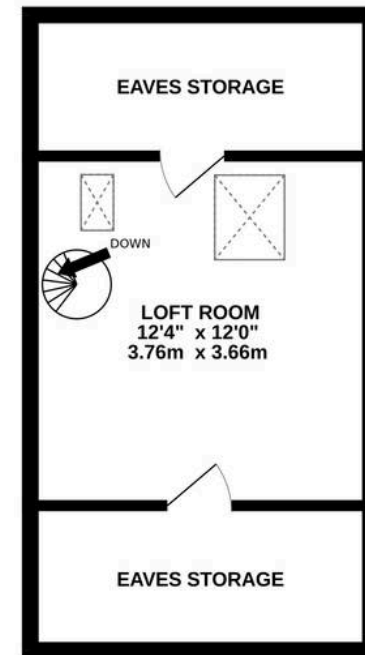
GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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