







1 Bertram Place

Knutsford

A beautifully presented 2-bed house in sought-after Knutsford's Tabley Park. A Redrow build tucked behind King's Walk. Modern living, close to town centre and motorway. Stylishly finished with a welcoming living area, modern kitchen, and downstairs WC. Driveway parking for 2 cars, sunny rear garden. Ideal turn-key property for first-time buyers, downsizers, or investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

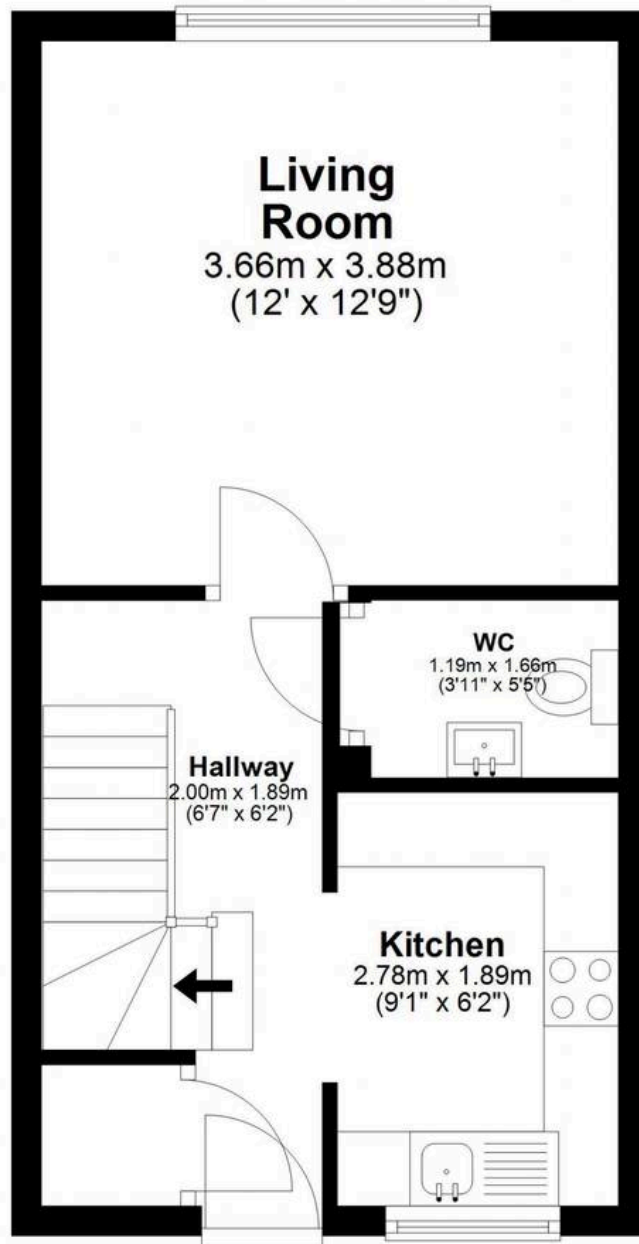
EPC Environmental Impact Rating: B

- Recently built by renowned home builder Redrow
- Positioned on a popular section of the development, just behind King's Walk
- A short, flat walk from the town centre and minutes drive from the motorway network
- Stylishly finished and improved by the present owner
- Driveway parking for two and a superb rear garden with a sunny south-westerly aspect
- Two good sized bedrooms, a stylish bathroom and downstairs WC
- A superb first purchase, downsize or investment property with no onward chain



Ground Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 59.8 sq. metres (644.1 sq. feet)



Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.