

12 Victoria Street  
Knutsford



Stuart  
Rushton  
& COMPANY

A modern three storey house with parking for two, a storage garage, utility room and enclosed garden, situated within a popular residential cul-de-sac in the heart of the town centre, within an easy walking distance of a wide range of amenities and Tatton Park.

This attractive development of townhouse style homes were built around the turn of the century and offer a modern layout and design. The properties also boast driveway parking, integral garages and rear gardens, which are rarely found this centrally in the town.

The ground floor begins with an inviting entrance hall, with access to the downstairs WC, under stairs cupboard and large utility room. Beyond the hallway, across the rear of the property, is the kitchen diner, which offers a well-maintained fitted kitchen with integrated appliances and ample space for a table and chairs. French doors open into the rear garden, under a fixed uPVC canopy.

On the first floor level there is a spacious lounge, with a gas fireplace and two windows to the front elevation. The principal bedroom completes the first floor, with a range of built in wardrobes and a three piece ensuite shower room. Stairs rise again to the top floor, where two further spacious bedrooms and the family bathroom are found.





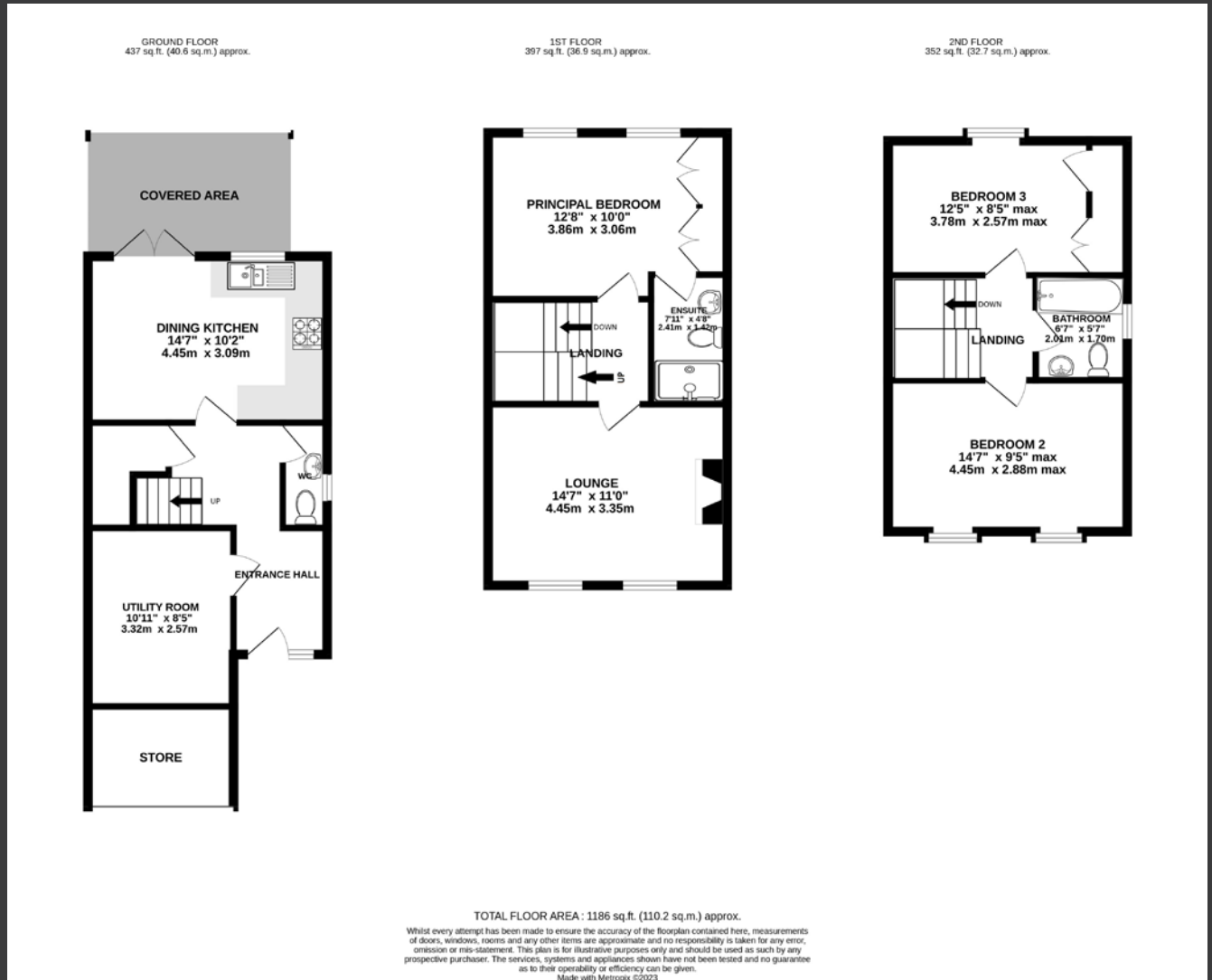
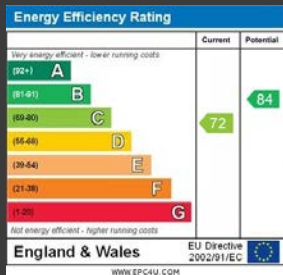
There's a block paved driveway suitable for two vehicles and small formal garden to the front of the property, plus an electric garage door. To the rear of the property is an enclosed, low maintenance garden which has been attractively landscaped and offers great entertaining space and a wooden summer house, which has power and lighting, making it a potential work from home space.

Victoria Street is one of the more sought-after residential roads in the heart of the town, being a no-through road and most of the properties boasting driveway parking. The property is minutes walk from the entrance to Tatton Park and a short, flat walk into the town centre, which offers a vast array of amenities and transport links, not to mention popular local schools.



# 12 Victoria Street Knutsford Cheshire WA16 6HY

Price: £475,000  
 Tenure: Leasehold (999 year lease from 1999)  
 Ground Rent: £175 per year  
 (reduced to £135 for prompt payment)  
 Local Auth: Cheshire East



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