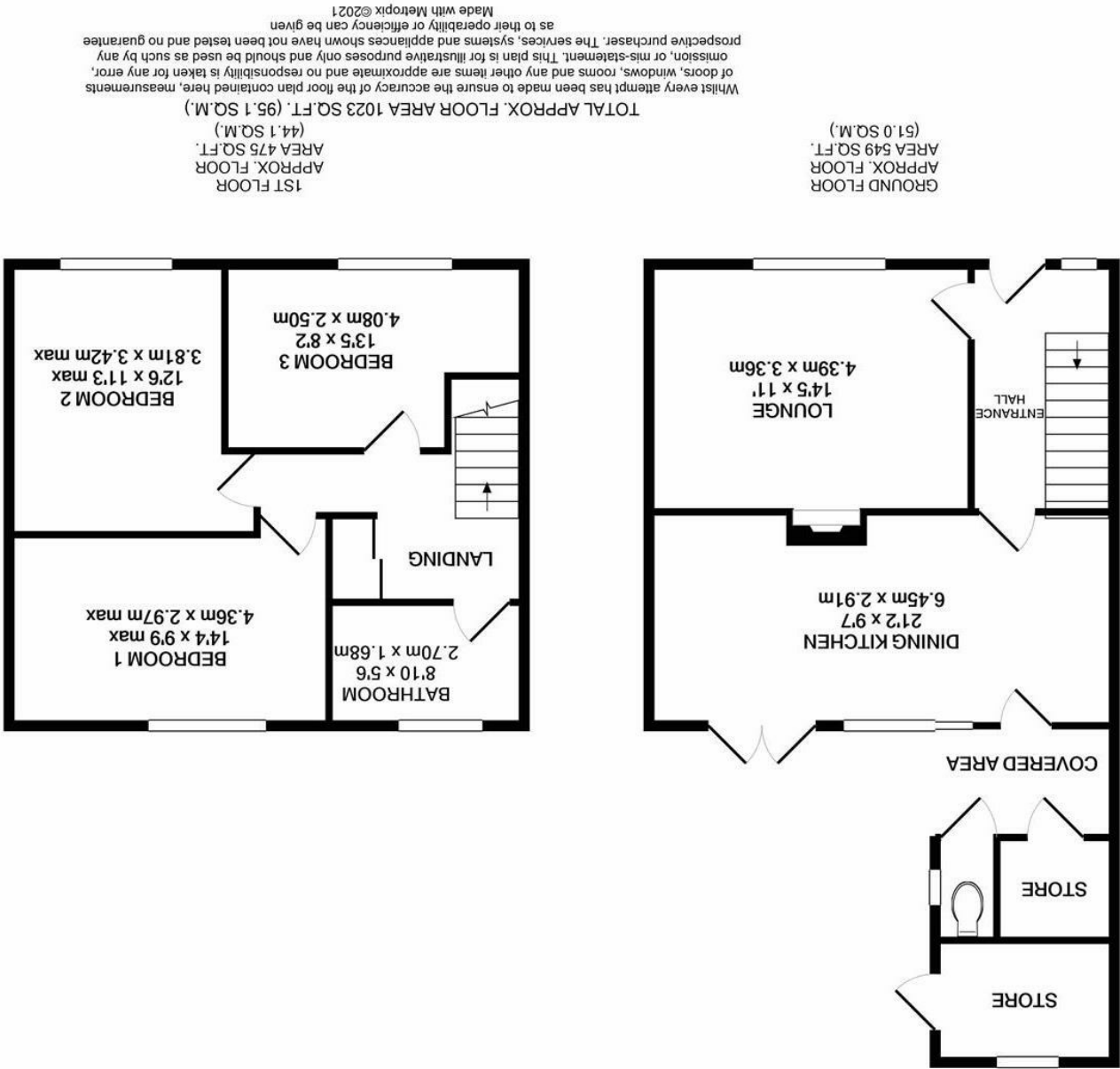


MISREPRESENTATION ACT 1967.  
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute part of, an offer or contract.  
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www.wrightmarshall.co.uk  
Knutsford@wrightmarshall.co.uk  
T. 01565 621624



£260,000



63 MANOR CRESCENT

KNUTSFORD  
WA16 8DJ

3 2 2 C  
COUNCIL TAX BAND: C





Manor Crescent is a popular residential road located on the west of Knutsford town centre, being within walking distance of schools and local amenities. The property, which has been refurbished, offers well-balanced and beautifully presented accommodation laid over two floors comprising of a Dining Kitchen, Sitting room, Three double Bedrooms and a stylish Bathroom.

The property sits in a generous plot with an attractive landscaped garden to the rear and ample secure storage, plus potential to create off-road parking to the front.

#### LOCATION

Conveniently situated close to the thriving town centre of Knutsford, one of Cheshire's prettiest towns. It lies on the edge of Tatton Park and has a wonderful range of specialist shops, restaurants and bars in addition to Waitrose and Booths supermarkets and a leisure centre. A short drive from M6 junction 19 and a 47 minute train journey to central Manchester, the property is well placed for access to the North West's commercial centres and Manchester airport is around 11.5 miles away. Golf courses abound locally and Tatton Park is a popular destination for walkers and country lovers alike, situated less than 1 mile away.

#### ENTRANCE HALL

A double glazed entrance door to front and opaque window. Stairs leading to the first floor and wood effect laminate flooring.

#### SITTING ROOM

With a large double glazed window to front, central fireplace with a timber mantle and tiled hearth, wood effect laminate flooring.

#### DINING KITCHEN

Re-fitted with a matching range of attractive modern Shaker style wall and base level cabinets, surrounded with wooden worktops incorporating a peninsular island with breakfast bar seating, a 1 1/2 bowl single drainer sink unit with a mixer tap and a four ring electric induction hob with a glass splashback and glass canopy cooker hood above. Built-in double electric, fridge freezer and dishwasher. Space and plumbing for a washing machine. Real wood flooring throughout. Double glazed French doors and separate door to rear garden. Double glazed window to rear.

#### FIRST FLOOR LANDING

Having a built-in wardrobe with sliding mirrored doors and loft access to roof void.

#### BEDROOM ONE

A double glazed window to front.

#### BEDROOM TWO

A double glazed window to rear.

#### BEDROOM THREE

A double glazed window to front.

#### BATHROOM

Fitted with a stylish contemporary suite comprising of a shaped bath with a curved shower screen with mixer tap and thermostatic mixer shower over, wall hung vanity wash basin and low level WC. Tiled floor and part tiled walls, chrome ladder towel radiator and opaque double glazed window to rear.

#### EXTERNALLY

To the front of the property is an area of open lawned garden, fronted by a mature fir hedge and a block paved path fronted by a pedestrian five bar gate (potential to create off-road parking space subject to being granted permission to lower the curb).

The rear garden is enclosed to all sides by panel fencing and a tall mature privet hedge. The garden is generous in size and has been landscaped with a large wood deck terrace at the rear of the house with retained deck planters and steps leading down to a flat lawn with a sleeper retained flower beds.

There is a brick built out building located close to the rear of the house which could provide potential for extension into the main living accommodation, and provides excellent storage and includes an outside toilet good size garden store.

#### TENURE

We believe the tenure of the property to be Freehold

#### SERVICES

We believe the following services to be connected to the property : Gas, electricity, water and mains drainage

#### VIEWING

Strictly by appointment with the Agents Knutsford office :  
Telephone 01565 621624  
Email : [knutsford@wrightmarshall.co.uk](mailto:knutsford@wrightmarshall.co.uk)

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; [knutsford@wrightmarshall.co.uk](mailto:knutsford@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.