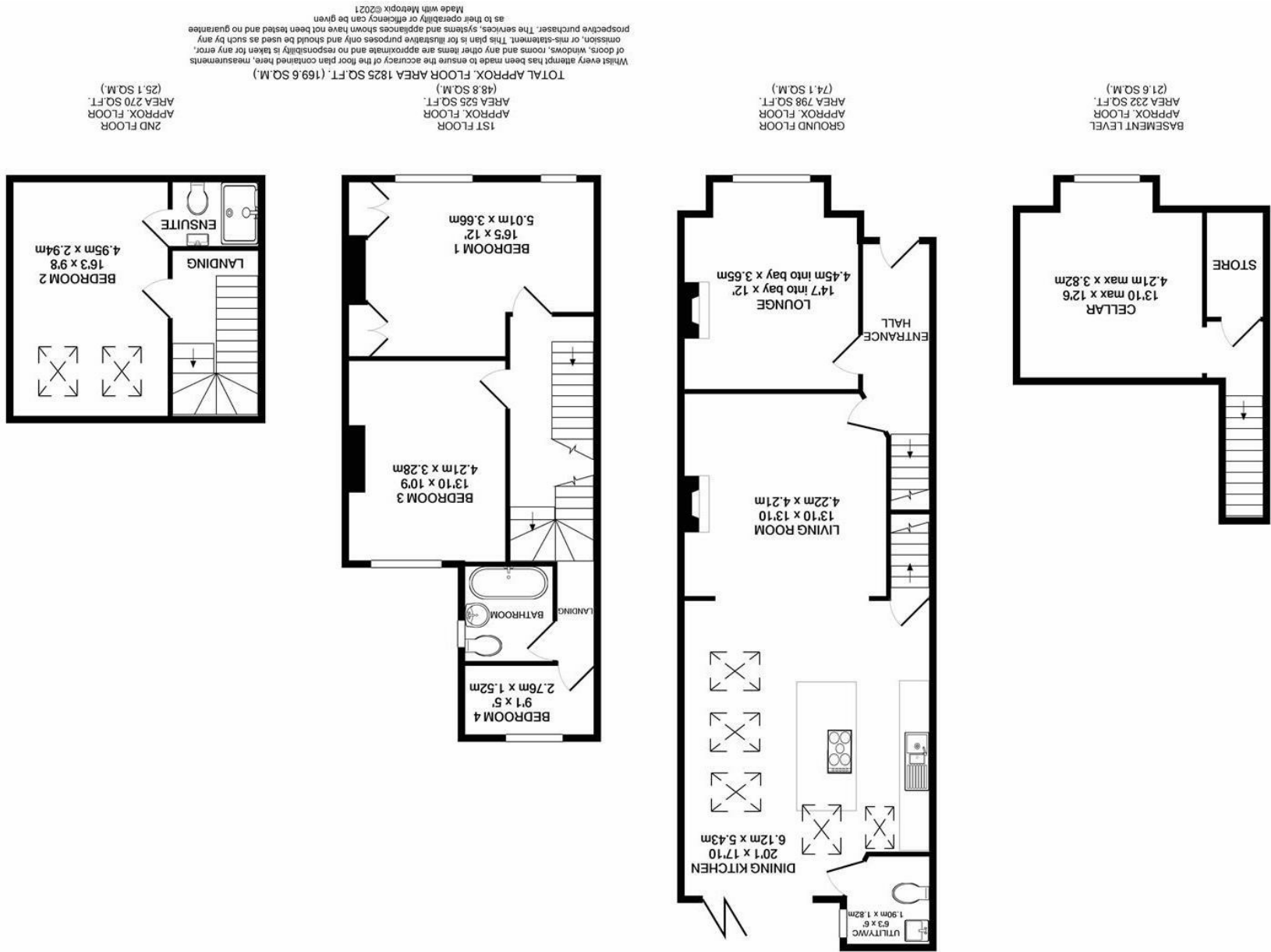


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£725,000



23 ST. JOHNS AVENUE

KNUTSFORD
WA16 0DH

4 2 4 E
COUNCIL TAX BAND: E



A beautifully refurbished four bedroom period town house, situated on one of the most popular residential roads in the town centre, offering spacious and stylishly appointed accommodation and a charming walled garden.

DESCRIPTION

The property, which is semi-detached, being at the end of row of handsome Victorian terraced houses, has undergone a full scheme of redevelopment and refurbishment in the past few years, offering spacious and stylishly appointed accommodation laid over four floors in all home, which should more than exceed the expectations of the most discerning house hunters looking to live within the town centre.

On the ground floor level there are two principal reception areas, including a sitting room with an attractive box bay window overlooking the front, and a magnificent Open Plan Dining Kitchen and Family Room, located at the rear of the house with large bi-folding doors opening out to a charming walled garden. The basement has been fully converted and provides a versatile reception room which could provide potential to be utilised as a guest bedroom. Over the first and second floors there are four bedrooms and two stylish bathrooms, including a beautiful period style family bathroom on the first floor and a more contemporary wet room located on the second floor level.

LOCATION

St. Johns Avenue is one of Knutsford's prettiest and most sought-after residential roads, located within the St. Johns Conservation Area, being only a stones throw from the town centre and within catchment for the popular Bexton Primary school.

ENTRANCE HALL

Entrance door to front with attractive leaded windows. Exposed wooden flooring and stairs to First Floor

SITTING ROOM

Attractive box bay window to front with corbeled plaster arch, exposed wooden flooring and central cast-iron fireplace with inlaid decorative tiling, a painted timber mantle and a tiled hearth.

FAMILY ROOM

Open to the kitchen dining room. With exposed wooden flooring throughout and a central fireplace with York stone hearth housing a cast iron wood burning stove. Wide open arch to :

DINING / KITCHEN

A magnificent open plan, multipurpose kitchen and living space fitted with an attractive range of contemporary style handleless cabinets, surmounted with Corian worktops and incorporating a large island with breakfast bar and a four ring electric induction hob with a pop-up downdraft extractor fan. Integrated appliances also include a single electric oven, microwave/oven with convection grill and oven setting, built-in dishwasher and a fridge freezer. Space for a large dining table, tiled flooring throughout. Bi fold doors to the rear garden, a partially vaulted ceiling incorporating several skylight windows.

UTILITY / WC

Low-level WC and wall hung wash basin with vanity storage cupboard below. Corian worktop with space and plumbing for washing machine under. Wall mounted central heating boiler, tiled floor and opaque double glazed window to side.

LOWER GROUND FLOOR

A fully converted basement divided into two rooms, the larger of which has a cellar light window to the front .

FIRST FLOOR LANDING

Stairs leading to the second floor.

BEDROOM ONE

Two double glazed sash windows to the front and built-in wardrobe at either side of the chimney breast.

BEDROOM TWO

A double glazed sash window to rear.

BEDROOM THREE

A double glazed sash window to rear.

BATHROOM

Fitted with a quality period style suite comprising of a rolltop claw and ball foot bath with mixer tap and mixer shower over, pedestal wash basin and low level WC. Tiled floor and part tiled walls. Opaque double glazed window to side.

SECOND FLOOR LANDING

Built-in low-level linen cupboard, skylight window to rear elevation. Door to:

GUEST BEDROOM

Two skylight windows to the rear elevation and door to:

ENSUITE SHOWER ROOM

Fitted with a contemporary style suite incorporating a wet room shower, wall hung vanity wash basin and a concealed cistern WC. Chrome ladder towel radiator.

EXTERNALLY

To the front of the house is a small stone flagged garden fronted by an ornamental brick wall with sandstone coping.

The rear garden is enclosed to all sides by rendered and expose Cheshire brick walls. The garden has been landscaped with artificial grass and two raised patios, one situated at the rear of the house and the second to the rear boundary located under a beautiful mature apple tree.

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

VIEWINGS

Strictly by Appointment with the Agents Knutsford Office

Telephone : 01565 621624

Email : knutsford@wrightmarshall.co.uk

Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

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 Office at 1 Princess Street,Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; 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