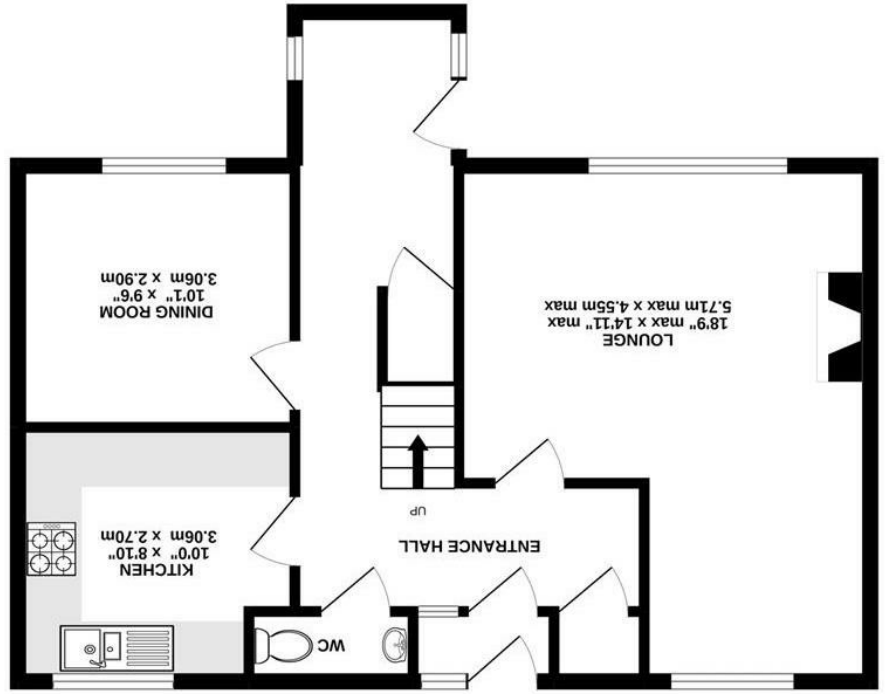
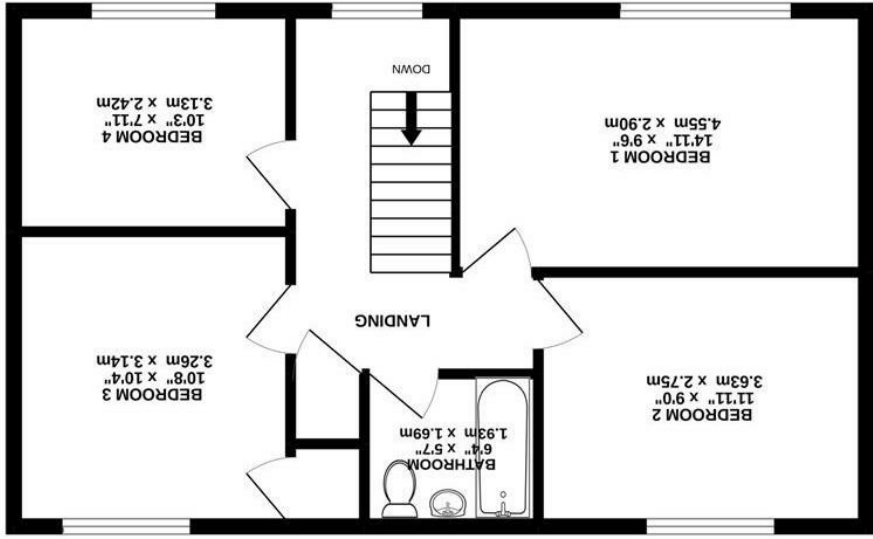


MISREPRESENTATION ACT 1967.  
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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 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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PRICE GUIDE £249,950



301 LONGRIDGE  
 KNUTSFORD  
 WA16 8PJ



COUNCIL TAX BAND: C





A four bedroom semi-detached mews house, occupying a corner position overlooking a tree lined road bordering Birkin Brook, within a short walk of a range of shops and facilities, with large front and rear gardens and a garage.

### LOCATION

The property is within close reach of the cosmopolitan town of Knutsford, an old market town rich in heritage and brimming with a variety of architectural features. In addition to a large selection of bars, restaurants and shops, the town centre offers leisure centre facilities, private sporting clubs and there are several excellent schools close by. For the commuter, access to the nearby motorway network, as is Manchester Airport and Knutsford Station.

### Entrance Hall

Entrance door with centre window to side elevation. Opaque windows to either side. Stairs leading to the first floor with a useful under stairs storage cupboard and second deep recess storage cupboard housing the central heating boiler.

### Downstairs WC

Low-level WC and wall hung wash basin. UPVC double glazed window to rear.

### Living Room

A generous L-shaped reception room with UPVC double glazed windows to front and rear.

### Rear Porch

Glazed double doors leading to the rear garden.

### Dining Room

UPVC double glaze window to front and serving hatch to the kitchen.

### Kitchen

Fitted with a matching range of oak wall and base level cabinets surrounded with contrasting rolled edge worktops incorporating a 1 1/2 bowl single drainer sink unit. Space and connection for an electric cooker. Space for an Undermount fridge and separate freezer. Space and plumbing for a washing machine.

### First Floor Landing

UPVC double glazed window to front and built-in airing cupboard housing the hot water cylinder.

### Bedroom One

A generous double bedroom with UPVC double glaze window to front.

### Bedroom Two

UPVC double glaze window to rear.

### Bedroom Three

UPVC double glaze window to rear and built-in wardrobe.

### Bedroom Four

UPVC double glazed window to front.

### Bathroom

Fitted with a matching suite comprising a panelled bath with concertina shower screen and electric shower over, pedestal wash basin and low-level WC. UPVC double glaze window to rear.

### Externally

To the front of the property is a large flat lawn garden enclosed to all sides by panelled fencing with a pedestrian gate leading to a concrete slab pathway which leads to the front and rear of the house. The rear garden is also particularly generous in size and is enclosed by combination of panel fencing brick wall and mature edges. There is a detached prefabricated garage which sits to the rear corner of the plot and is accessed via the rear where there is also off-road parking