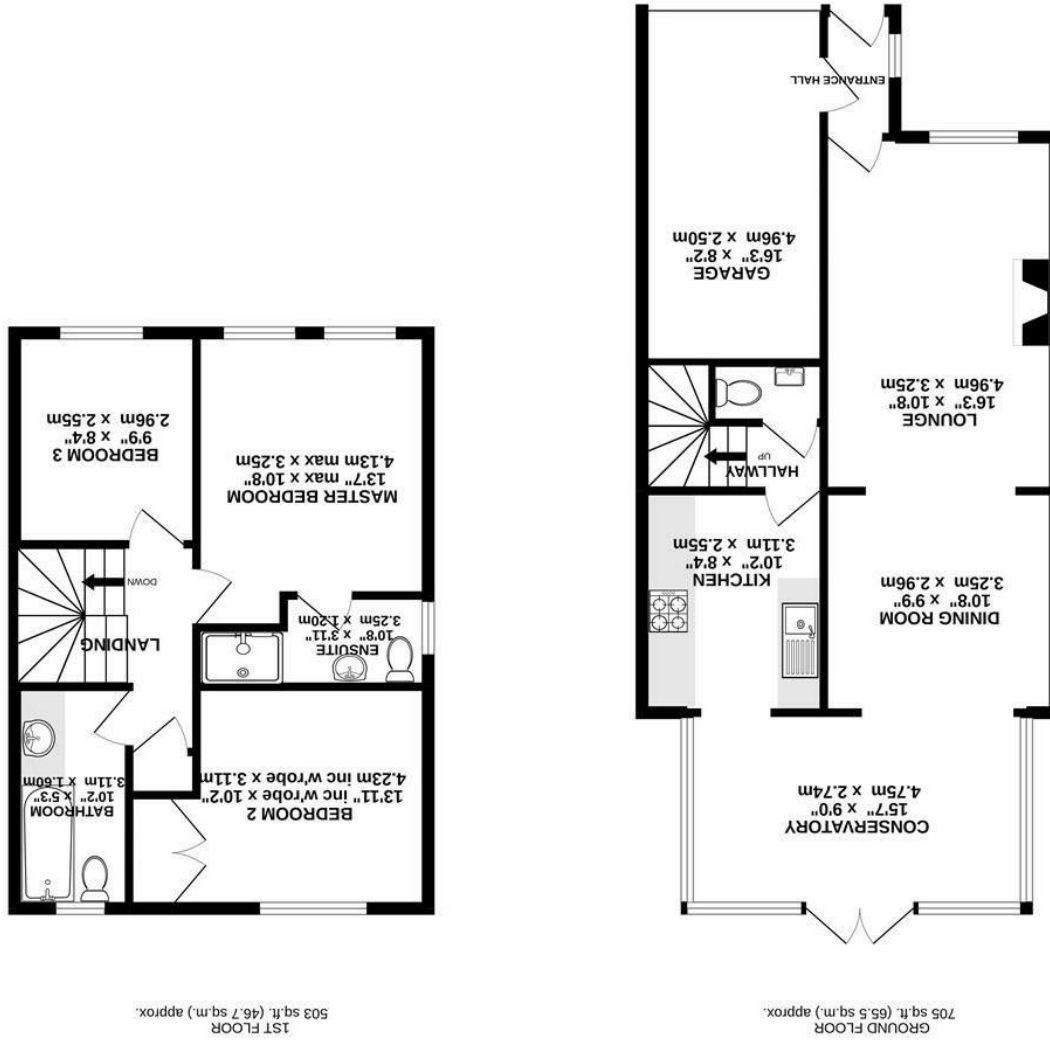


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OFFERS OVER £450,000



**15 VICTORIA STREET
 KNUTSFORD
 WA16 6HY**



COUNCIL TAX BAND:



SOLD BY WRIGHT MARSHALL FOR IN EXCESS OF THE ASKING PRICE.

BUYERS WAITING FOR SIMILAR PROPERTIES!

A well presented three bedroom modern mews house, with a landscaped garden garage and parking, situated on a popular residential road within a stones throw of the town centre.

LOCATION

Victoria Street is a charming residential no through road, situated within a short walk to the town centre and nearly adjacent to Knutsford Heath.

DESCRIPTION

The property, which is an attractive modern Mid Mews House, Benefits from off-road parking, an integral garage and a very pretty rear garden.

The accommodation is presented in the excellent order throughout, and comprises of two adjoining Open Plan reception rooms leading into a large conservatory extension, a modern fitted kitchen, downstairs WC, three good size bedrooms and two bathrooms (one being ensuite).

ENTRANCE PORCH

Entrance door to front, double glazed window to side and integral door to the garage.

GARAGE

Up and over door to front.

LIVING ROOM

Double glazed windows to front and side. Central fireplace with granite hearth housing a living flame gas fire. Open archway to

DINING ROOM

A very generous second reception room open to the living room with an opening into the:

CONSERVATORY

with French doors leading out to the charming rear garden, tiled floor and an open archway through to the:

KITCHEN

Fitted with a matching range of wall and base level cabinets surmounted with contrasting rolled edge work tops, incorporating a stainless steel single drainer sink unit with mixer tap and a four ring electric hob with a concealed extractor fan above and built-in single electric oven below. Built-in fridge freezer and dishwasher. Space and plumbing for a washing machine.

INNER HALL

Turning flight staircase leading to the first floor and door to:

WC

Fitted with contemporary style white sanitary ware, comprising of low-level WC and a wall hung wash basin with a chrome mixer tap.

FIRST FLOOR LANDING

Loft access to roof void and built-in cupboard housing the hot water cylinder.

BEDROOM ONE

Two double glazed windows to the front and range of built-in bedroom furniture, comprising of wardrobes drawers and a dressing table. Door to:

EN-SUITE SHOWER ROOM

Beautifully appointed with a white suite, comprising of a concealed cistern WC and a wall hung wash basin with vanity cupboards below. Fully tiled shower enclosure with thermostatic mixer shower. Opaque double glazed window to side.

BEDROOM TWO

A generous double bedroom with extensive built-in bedroom furniture, comprising of wardrobes, drawers and a dressing table. Double glaze window to the rear.

BEDROOM THREE

Double glazed window to front.

BATHROOM

Fitted with a it's white suite comprising of a panel bath with glass shower screen and mixer shower over, countersunk wash basin with cupboard below, and a low-level WC. Opaque double glazed window to rear.

EXTERNALLY

To the front of the property is a block paved driveway providing off-road parking for two vehicles leading to the integral single garage.

The rear garden is enclosed to all sides by a combination of panel fencing and mature planting including tall mature shrubs and specimen trees. The garden has been landscaped with an area of stone flag patio at its centre and raised wall retained flower beds and borders.

TENURE

We believe the tenure of the property to be Leasehold. 999 years from 1999. £175 pa service charge.

VIEWINGS

Strictly by appointment with the Agents Knutsford Office. Telephone : 01565 621624
Email: 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!

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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.