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 **Wright Marshall**
 Estate Agents

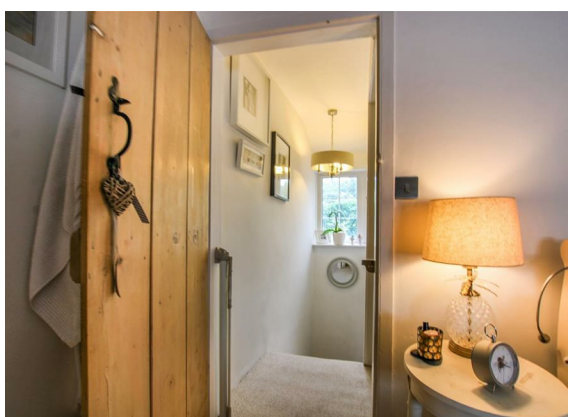
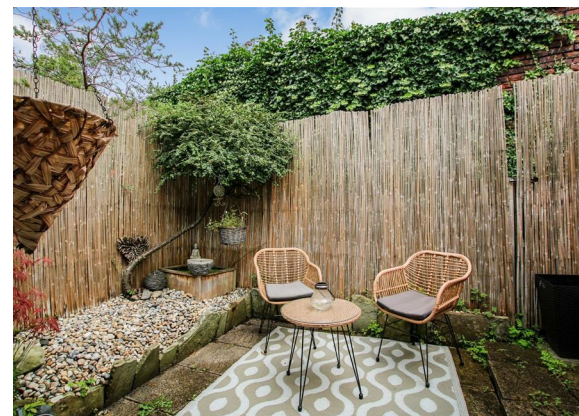
£289,950



**COSY COTTAGE
 54 STANLEY ROAD
 KNUTSFORD
 WA16 0DE**

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COUNCIL TAX BAND:



A charming mid-terrace period cottage, carefully extended to offer stylishly 'shabby chic' accommodation which must be viewed to be fully appreciated. Conveniently situated within a minutes walk of Knutsford Heath, with the town centre and Tatton Park only a five minute walk away.

The accommodation is bursting with charm and original features, combining character and a modern use of space with a sitting room with feature open fireplace that meanders into the dining area which then flows perfectly to the cosy kitchen which opens out to the cute rear courtyard. The generous downstairs bathroom with separate bath and shower cubicle and there are two very good sized bedrooms upstairs.

GROUND FLOOR

Open plan, sitting room, dining area and kitchen as follows

SITTING ROOM

13 ft 8" x 11 ft 3"

Cheshire brick open fireplace with open grate, deep stone hearth with timber mantle above, rustic shelving to the side providing a perfect TV recess area. Window overlooking front elevation, central heating radiator, beech effect laminate flooring, inset lighting, rustic archway through to

DINING AREA

10 ft 6" x 7 ft 2"

Twisted staircase to 1st floor with storage underneath. Central heating radiator, inset lighting archway through to:

KITCHEN

9 ft 6" x 6 ft 5"

Fitted with range of cream eye and base level cottage style units, worksurface with matching splashback, Electric hob with electric oven below, stainless steel sink with mixer tap above, attractive Victorian tiled flooring, extra wide Velux rooflight, central heating radiator, fitted spice shelving, door and window to rear garden.

BATHROOM

White suite comprising of panel bath with mixer tap and shower above, separate shower cubicle, pedestal wash basin, mosaic tiled walls and tiled flooring, separate WC area incorporating low-level WC, Velux roof window and wall mounted central heating boiler.

FIRST FLOOR

Landing area. Window to rear

BEDROOM ONE

13 ft 3" x 10 ft 8"

A good sized double bedroom with feature cast-iron Victorian fireplace. Window overlooking front elevation, central heating radiator, inset lighting, access to loft.

BEDROOM TWO

10 ft 5" 7 ft 9"

Window overlooking rear elevation, central heating, radiator, inset lighting, corner storage cupboard.

OUTSIDE

Enclosed rear courtyard with paved area, raised border with pebble high border with ornamental tree, fully enclosed by bamboo fencing.

TENURE

We understand the property to be freehold.