

2 Sparrow Lane, Knutsford, Cheshire, WA16 8ED

MICHAEL J
CHAPMAN

independent estate agents



www.michaeljchapman.co.uk

This beautifully presented 3/4 bedroom Victorian townhouse has recently undergone a full programme of refurbishment and remodelling to provide light and spacious accommodation over four floors to a contemporary style in the heart of the town.

The accommodation in brief comprises of; open plan ground floor living room dining room with engineered wood flooring, refitted kitchen with appliances and French doors from the living/dining room leading to the decked rear patio area. To the lower ground floor there is a utility room and shower room. To the first floor of the landing there are three bedrooms and a bathroom and to the second floor a further bedroom with WC.

Externally to the rear, there is a decked rear patio with gated access onto the communal courtyard area.

Ground Floor

Living/Dining Room 6.86m x 4.86m (22' 6" x 15' 11"): Wood front door with brushed chrome fittings, window to front, double glazed French doors to rear leading out onto the decked patio, down lights, radiators, wood effect flooring, power points, alarm panel, television point, door leading down to the utility room and stairs leading to the first floor.

Kitchen 3.07m x 2.30m (10' 1" x 7' 7"): Fitted with a contemporary range of white high gloss fronted wall, drawer and base units with pale wood effect work surfaces over, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, integrated appliances comprising of electric hob with extractor hood over, electric oven, microwave, fridge freezer, freestanding dishwasher, window to side and rear, down lights, part tiled walls, tiled floor, wall mounted gas fired boiler.

Lower Ground

Utility Room 4.40m x 3.10m (14' 5" x 10' 2") Max: Fitted with a range of matching base units with pale wood effect work surface over, inset stainless steel sink and drainer unit, washing machine, tumble dryer, window to front, down lights and power points.

Shower Room 2.23m x 0.80m (7' 4" x 2' 7"): White suite comprising of a low level wc, walk-in shower cubicle with electric shower fitting, down lights, part tiled walls and tiled floor.

First Floor

Landing: Spiral staircase to second floor, down lights and doors off to;

Bedroom One 3.30m x 2.96m (10' 10" x 9' 9"): Sash window to front, down lights, radiator, wood effect flooring, television point and power points.

Bedroom Two 3.60m x 2.95m (11' 10" x 9' 8"): Double glazed window to rear, down lights, radiator, television point and power points.

Bedroom Three 2.80m x 2.30m (9' 2" x 7' 7"): Double glazed window to rear, down lights, radiator and power points.

Bathroom: Fitted with a contemporary white suite comprising of; low level WC, pedestal wash hand basin, panelled bath with shower fitment and glass shower screen, double glazed opaque sash window to front, down lights, tall wall mounted radiator, part tiled walls, tiled floor and extractor fan.

Second Floor

Bedroom Four 3.80m x 2.92m (12' 6" x 9' 7"): Double glazed window to rear, down lights, radiator and power points.

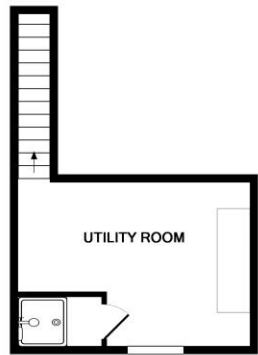
WC 1.30m x 1.40m (4' 3" x 4' 7"): Fitted with a white suite comprising of; low level WC, wall mounted wash hand basin, tiled floor and extractor fan.

Outside

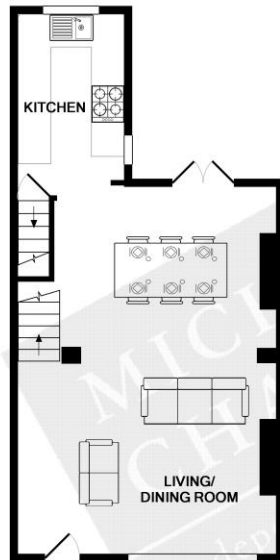
Garden: Decked rear patio leads to communal courtyard area.

Location: The property is within close reach of the town of Knutsford, an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to antique shops, purveyors of fine wines and chocolate to art galleries and interior design specialists. There are however, a few familiar sites of larger multiple retail supermarket outlets, including Booths and Boots and Waitrose. Evenings in Knutsford are lively with many fine wine bars, pubs and restaurants catering for most tastes. For the outdoor enthusiast, Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep with its Regency mansion, glorious gardens, traditional farm and medieval old hall. The town centre offers Leisure Centre facilities as well as numerous private sporting clubs and notable golf courses within easy reach. For the commuter, access to the nearby North West motorway network is readily available, as is Manchester International Airport and the rail station has links to Chester and Manchester. Excellent education facilities cater for children of most ages in both the state and private sectors.

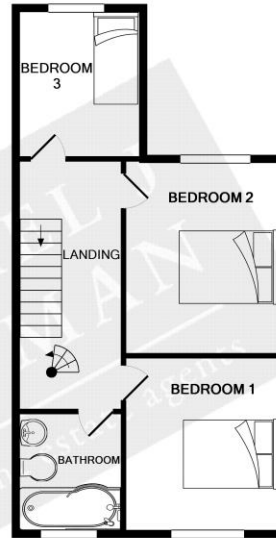
Directions: From the roundabout in the centre of Knutsford, proceed along King Edward Road, turning left at the traffic lights onto Adams Hill, the A537. At the next set of traffic lights continue on the A537, Brook Street, which then becomes Chelford Road Turning immediately left onto Mobberley Road adjacent to The Legh Arms public house and immediately turning right onto Sparrow Lane where the property can be found on the left hand side.



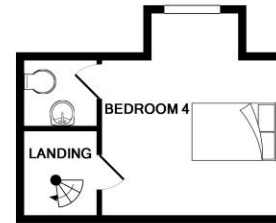
CELLAR



GROUND FLOOR

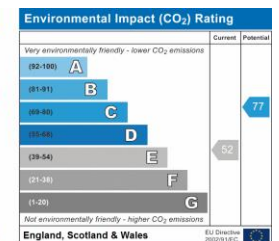
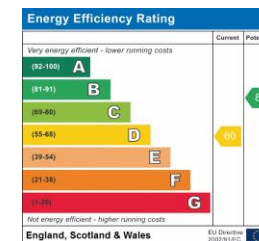


1ST FLOOR



2ND FLOOR

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**MICHAEL J
CHAPMAN**

independent estate agents

01625 584379

79 London Road, Alderley Edge,
Cheshire SK9 7DY

E: sales@michaeljchapman.co.uk

www.michaeljchapman.co.uk

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