

















# 31 Cranford Avenue

Knutsford

A thoroughly refurbished & extended period home in town centre: 4 beds, 2 baths, 2 reception rooms, sleek kitchen, low-maintenance garden. Ideal for modern living.

Council Tax band: D

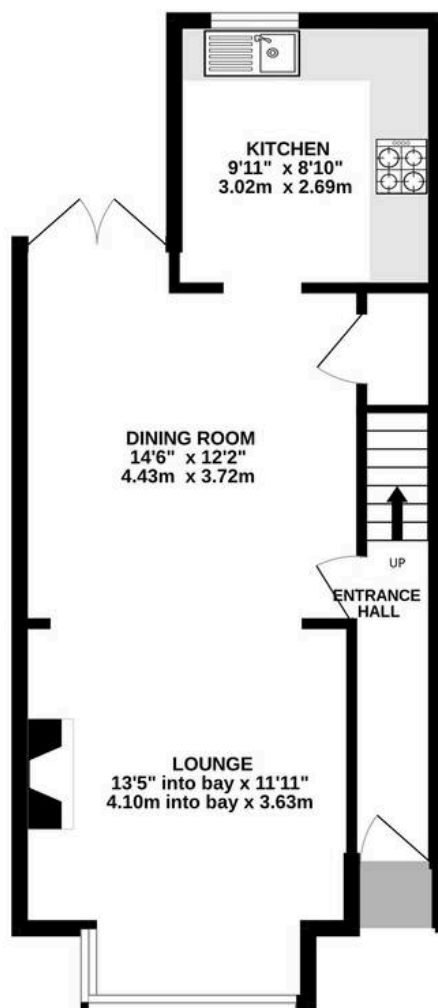
Tenure: Freehold

EPC Energy Efficiency Rating: C

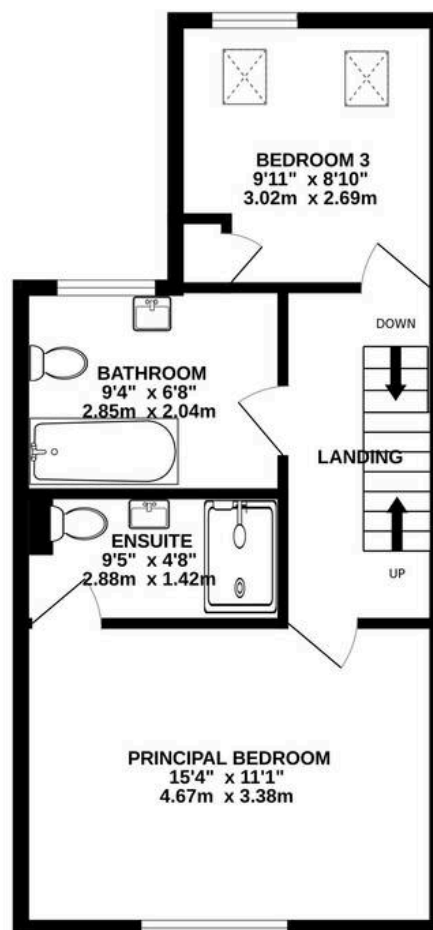
- A thoroughly refurbished and extended period home
- Four well-balanced bedrooms and two modern bathrooms
- Two lovely reception rooms and a modern fitted kitchen with high-spec appliances
- An elegant mix of classic charm and modern sophistication
- Sought-after road just a few minutes walk from the town centre



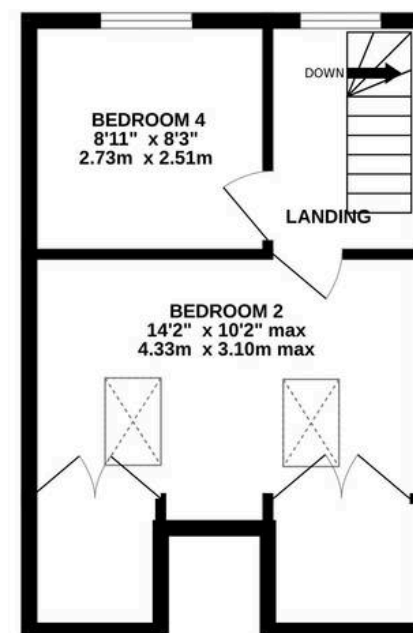
GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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 error, 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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