









# 11 Cranford Square

Knutsford, Knutsford

Modern mews house near town centre. Hall, WC, kitchen, living room, 2 beds (en-suite), bath. Parking for 2 cars. Patio garden. Ideal first home or buy-to-let. No chain.

Council Tax band: D

Tenure: Freehold

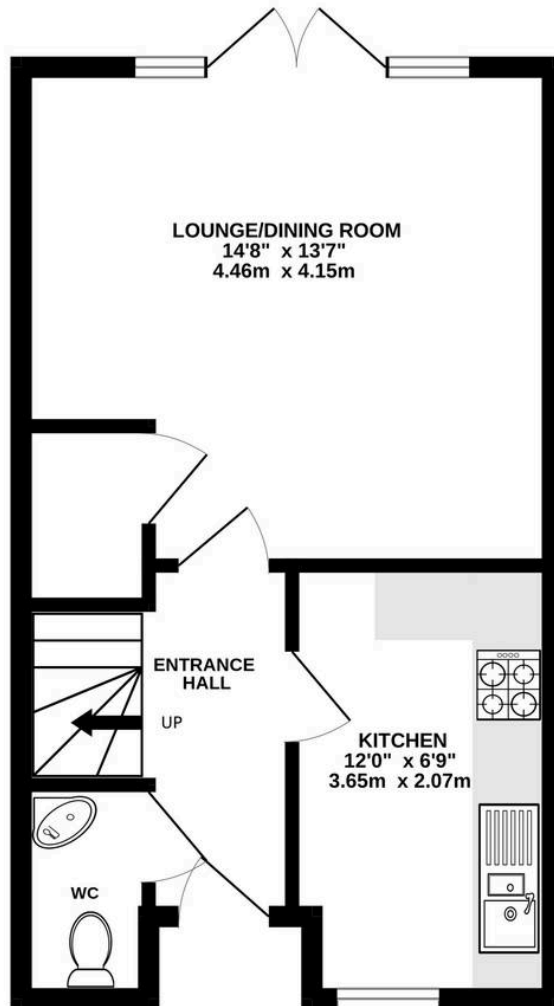
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

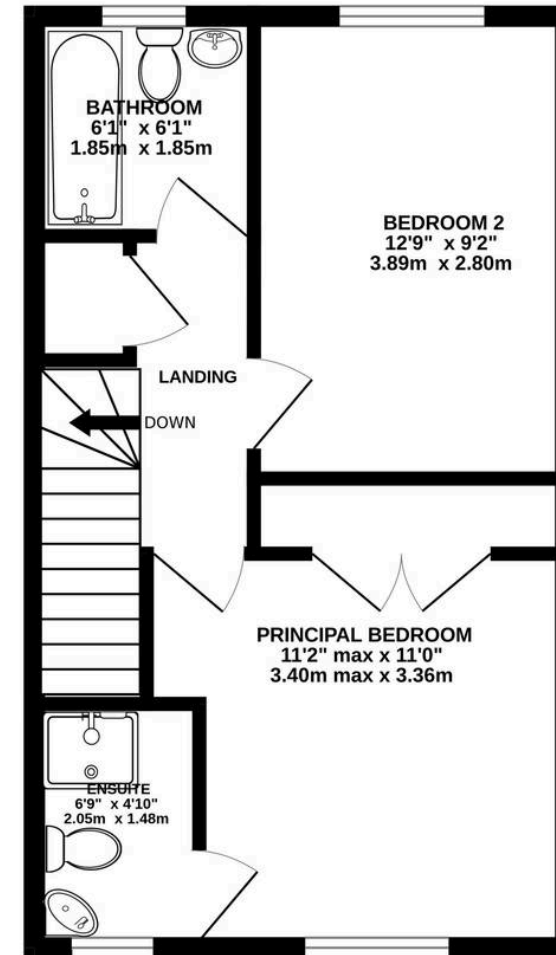
- Modern mews house forming part of an established and popular development
- Excellent location being a short walk from the town centre
- Well proportioned accommodation with potential for some modernisation
- Lounge with access to rear courtyard style garden
- Principal bedroom with en-suite shower room
- Two private parking spaces



**GROUND FLOOR**  
368 sq.ft. (34.2 sq.m.) approx.



**1ST FLOOR**  
378 sq.ft. (35.1 sq.m.) approx.



**TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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