



A well positioned mews, in a popular location

20 Lilybrook Drive, Knutsford, Cheshire, WA16 8WR

Leasehold





- Entrance Reception Hallway
- Open Plan Sitting / Dining Room / Kitchen
- Three Bedrooms, Master with En Suite
- Family Bathroom • Parking

## SITUATION

0.5 miles from the centre of Knutsford town. 7 miles from Wilmslow. Around 12.8 miles from Manchester International Airport. (all mileage is approximate)

Knutsford is a beautiful and very charming town within the Cheshire. The town centre of Knutsford is totally unique and steeped in History, there are many wonderful boutique shops, restaurants and coffee shops. The antique shops and art galleries add to the culture of this lovely town.

There is excellent access to the motorway network, with junctions to the M6 (Junction 19) and M56 (Junction 7) motorways. Knutsford is served by Knutsford railway station which is situated on the Mid-Cheshire Line running from Chester to Manchester (via Altrincham). The property is well placed for access to the North West's commercial centres and Manchester International Airport is around 12 miles away. Golf courses abound locally, livery yards are numerous.

## ACCOMMODATION

Lilybrook Drive is a superb spot in the heart of Knutsford town centre. This private development boasts a range of different styles of property. One will be wowed by the well proportioned, bright and spacious accommodation.

The property is entered into a generous entrance hallway which leads to the first floor and to downstairs cloakroom. The dining kitchen is at the rear of the property and is ample in its proportions with patio doors leading to outside space.

To the first floor is a generous master bedroom and two further bedrooms are serviced by a four piece bathroom suite, with double width shower.

The property benefits from allocated parking along with further visitor parking. This great mews is convenient for all town centre amenities.

## Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

## Viewing

Strictly by appointment with Savills.







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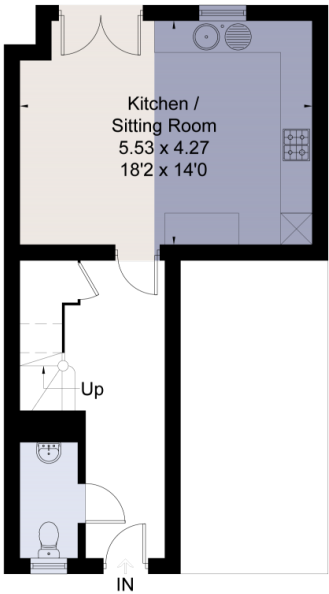
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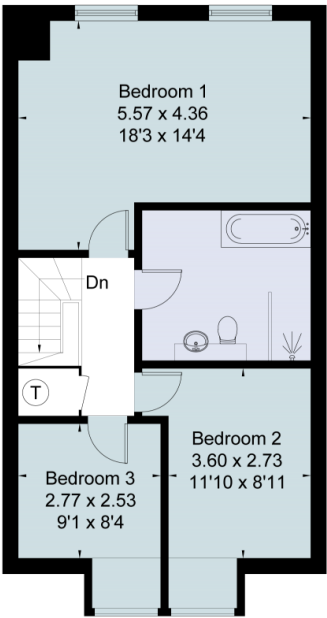
Contact Ellis McQueen  
Savills Knutsford  
01565 632618  
knutsford@savills.com

Approximate Area = 98.9 sq m / 1064 sq ft  
(Including Void)  
Including Limited Use Area (3.3 sq m / 35 sq ft)  
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 = Reduced head height below 1.5m

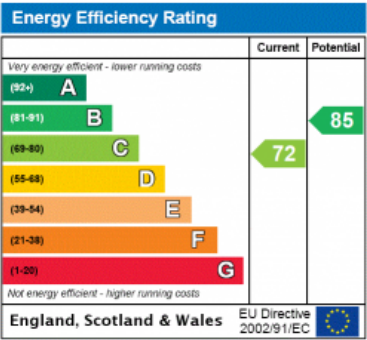


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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