



## 2 NEW YORK COTTAGES BOWDEN VIEW LANE KNUTSFORD, WA16 0QD

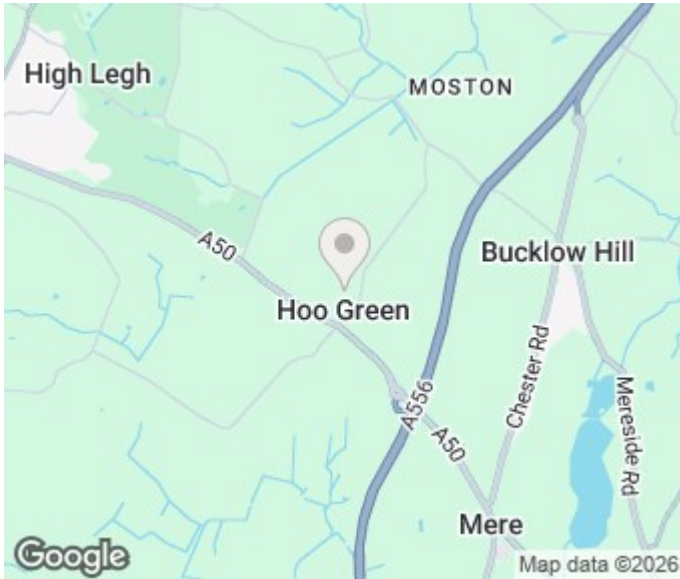
£895 PER MONTH

Situated in the charming area of Mere, Knutsford, this delightful two-bedroom period terrace property at 2 New York Cottages on Bowden View Lane offers a perfect blend of character and modern living. The home features a welcoming reception room, modern kitchen, two well-proportioned bedrooms and a family bathroom. To the rear of the property is a private garden with flagged patio area leading onto a lawn bounded by flower beds.

The property is situated in a picturesque setting, surrounded by the natural beauty of the countryside, yet conveniently located for easy access to local amenities and transport links. Knutsford town centre is only a short drive away as is Lymm and Altrincham. The property is ideal for the commuter as there is easy access to the M6 and M56 via the A556.



**MELLER SPEAKMAN**



**EPC Rating: D    Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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