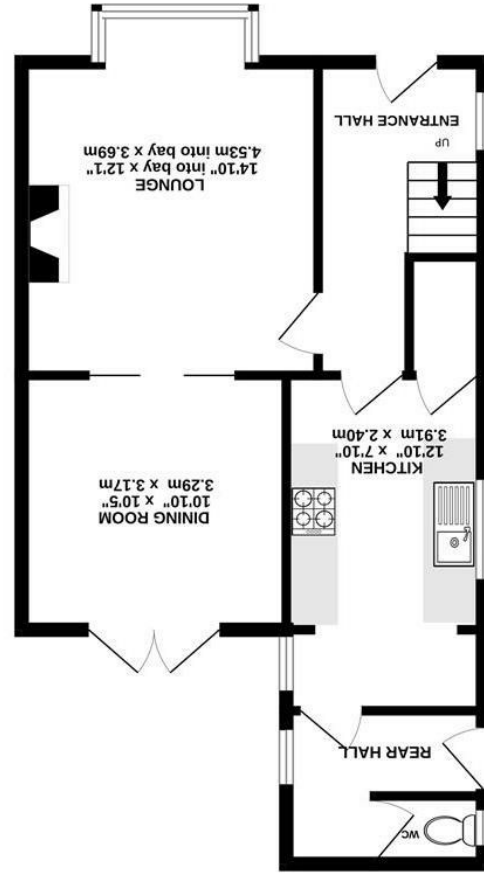
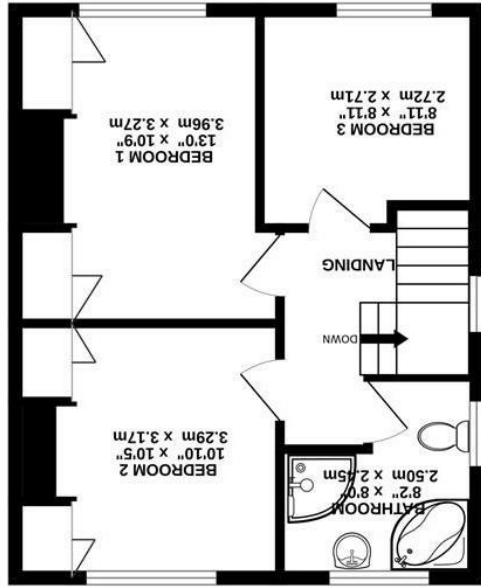


MISREPRESENTATION ACT 1967.  
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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GROUND FLOOR  
 520 sq. ft. (48.3 sq.m.) approx.



1ST FLOOR  
 424 sq. ft. (39.3 sq.m.) approx.

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OFFERS OVER £350,000



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Close proximity to Knutsford Town centre, Tatton Park, and local schools, a fantastic opportunity to improve or extend this three bedroomed semi-detached house with a large private garden. Garage and off road parking. Call now to arrange a viewing!

#### **Entrance Hall**

Stairs ascend to first floor.

#### **Downstairs w.c./utility**

UPVC double glazed door to outside. Low level w.c.

#### **Kitchen**

Range of fitted units comprising, cupboards & drawers with space for a gas cooker and fridge. Plumbing for washing machine and dishwasher, worktops incorporate a single drain sink unit. Understairs cupboard incorporating combi boiler (approx 18 months old).

#### **Lounge/Diner**

UPVC Bay window to front elevation, fire surround incorporating gas fire (18 months old). UPVC French doors leading to the garden.

#### **First floor landing**

with loft access.

#### **Bathroom**

Corner bath and corner shower cubicle. Pedestal wash hand basin and low level w.c.

#### **Bedroom One**

Range of fitted wardrobes, tv point, UPVC double glazed window to front elevation.

#### **Bedroom Two**

Range of fitted wardrobes, UPVC double glazed window to rear elevation.

#### **Bedroom Three**

UPVC double glazed window to front elevation.

#### **Tenure**

We understand the property to be freehold.

