







46 Boothfields

Knutsford

A superb four-bedroom semi-detached home boasting a spacious open-plan kitchen, dining, and living area with bi-folding doors opening onto a south-westerly facing garden. Ideal family living with ample storage, integral garage, and close proximity to schools and amenities.

Council Tax band: D

Tenure: Freehold

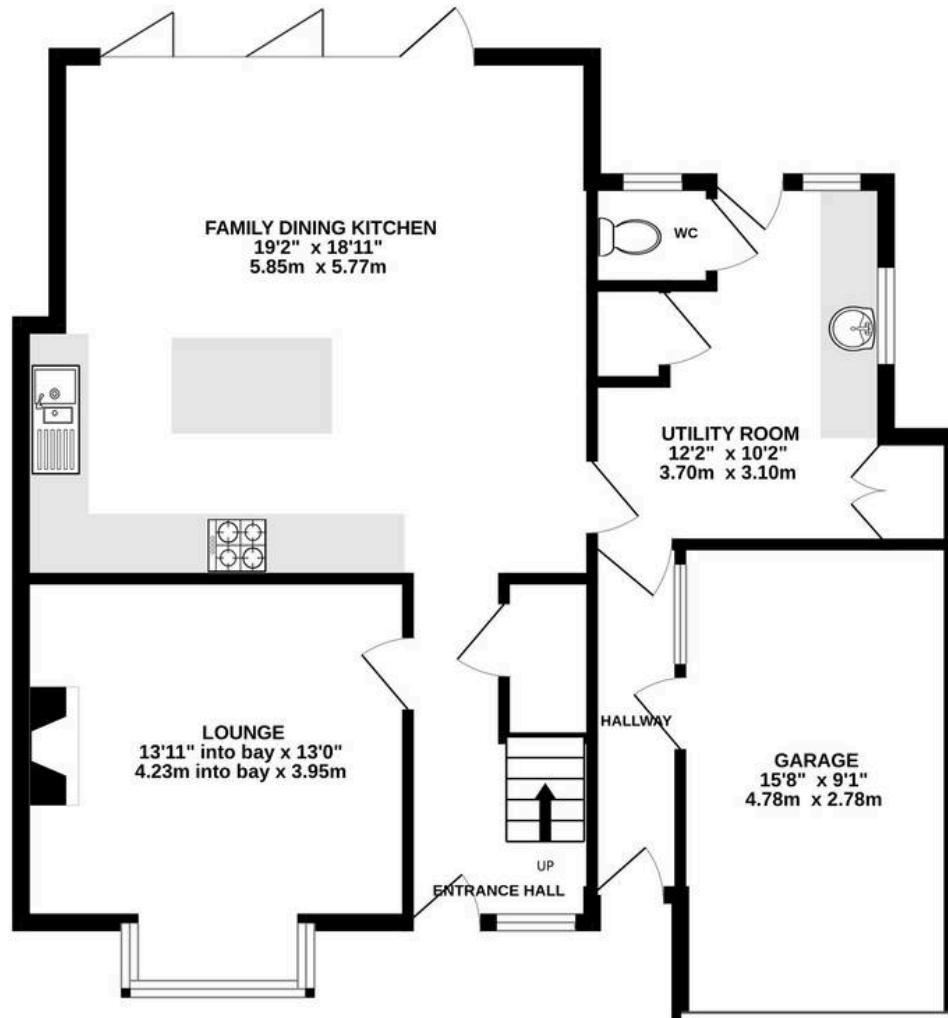
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

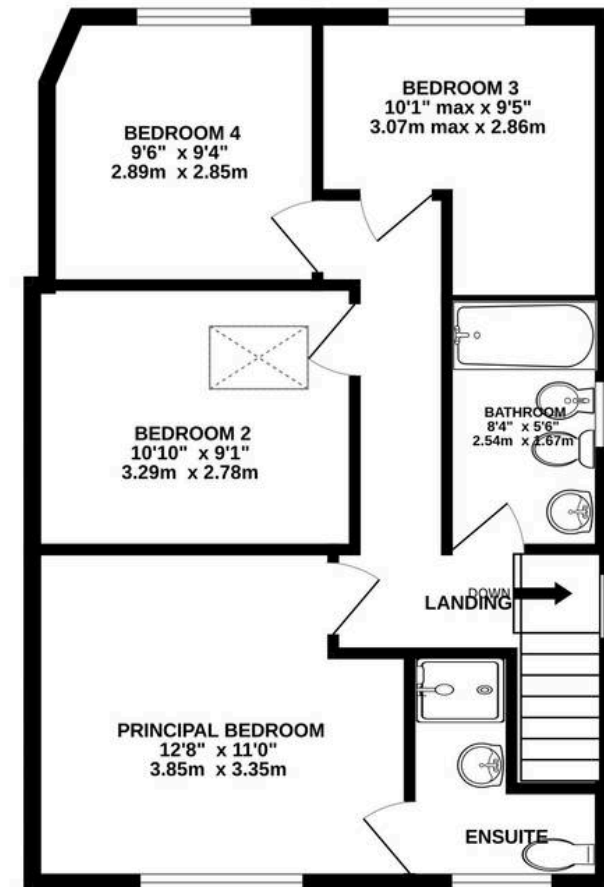
- Four good bedrooms and two bathrooms
- Spacious open plan living kitchen/diner
- Bay-fronted lounge, welcoming entrance hall, large utility room, downstairs WC and garage
- Bi-folding doors into the large south-westerly facing rear garden
- Driveway providing parking for three vehicles
- Ideal family home near to two popular primary schools and other local amenities



GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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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