



22 Valley Way, Knutsford - WA16 9AJ

















## 22 Valley Way

## Knutsford

Superbly positioned detached bungalow with south-facing garden and potential to reimagine living spaces. 3 bedrooms, L-shaped lounge/dining, conservatory, kitchen, utility, and more. Driveway, carport, garage, sunny garden with shed and greenhouse. Close to school and town centre. No chain.

Council Tax band: D

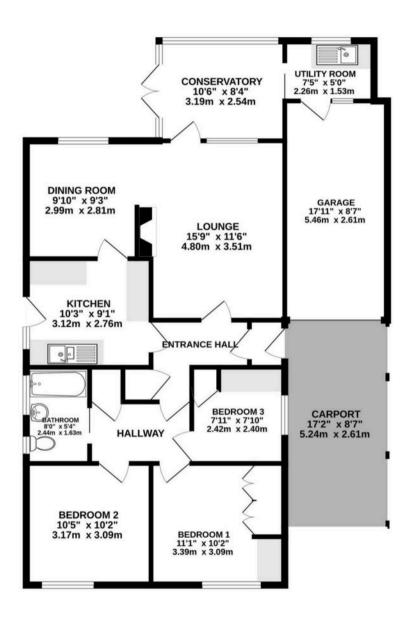
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Superb position with south facing rear garden and openness to the front
- Three bedrooms and great reception spaces
- Driveway, carport and garage
- 'L-shaped' lounge/diner with great potential for an open plan living/kitchen/diner
- Short walk from Bexton Primary School and the town centre beyond
- No onward chain







## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street - WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.