

39 Boothfields

Knutsford

An extended & well-presented 3-bed semi-detached house with generous rear garden & ample parking. Large open plan kitchen living space, 2 quality bathrooms incl. en-suite. Sitting room, dining kitchen, 3 beds. Large garden & parking for 2 cars.

Council Tax band: C

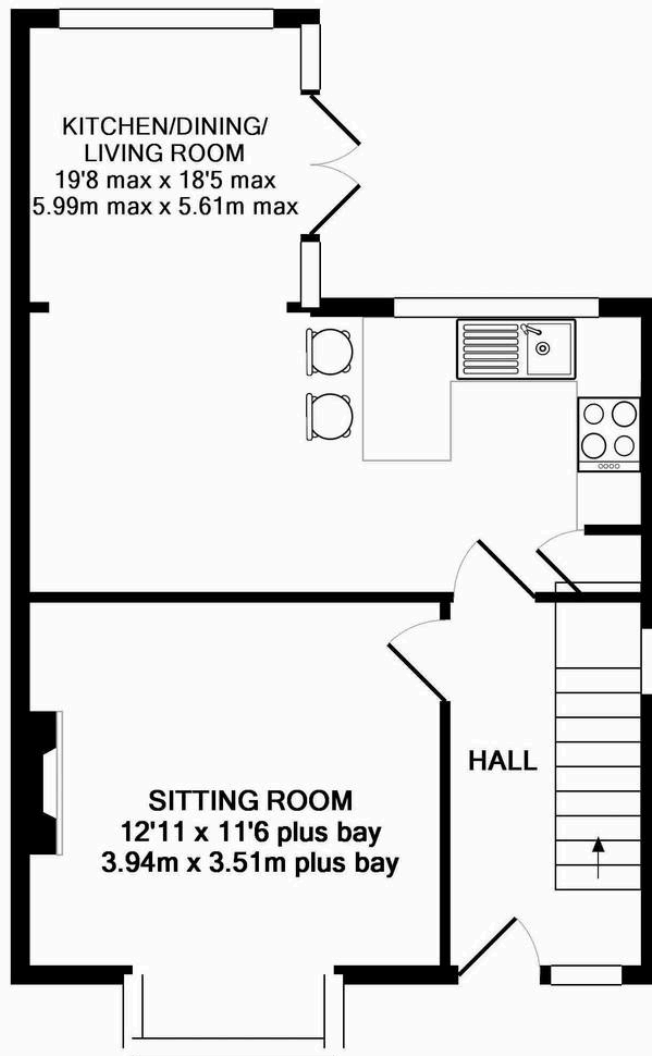
Tenure: Freehold

EPC Energy Efficiency Rating: D

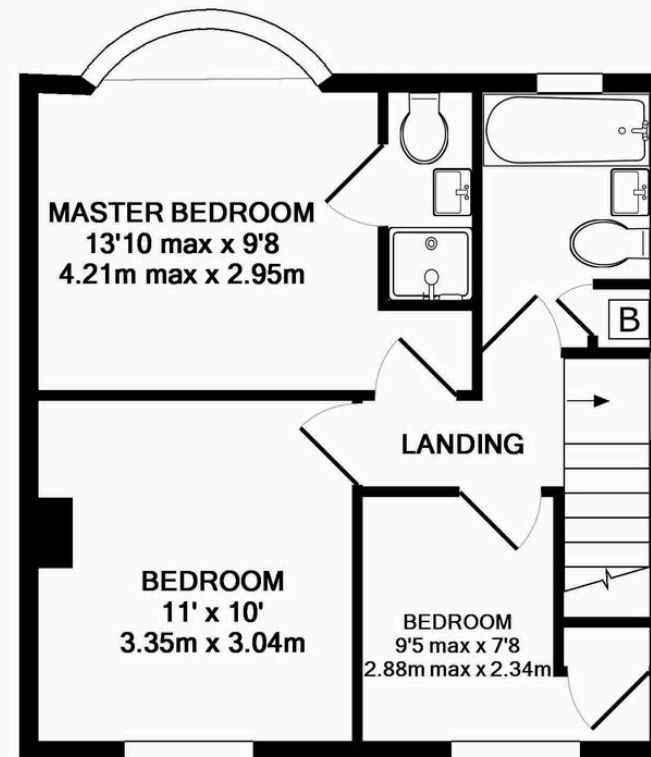
EPC Environmental Impact Rating: D

- Extended semi-detached house
- Superb reception accommodation including a large open plan kitchen
- Three bedrooms and two bathrooms
- Large rear garden
- Parking space for at least two cars
- Popular residential location near sought-after schools





GROUND FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019



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.