



# 25 Lilac Avenue

Knutsford

An extended semi-detached house with high quality accommodation near town centre. Features spacious entrance hall, lounge with wood burning stove, open-plan living/dining kitchen, utility room, 3 bedrooms, family bathroom, en-suite shower room, driveway, and landscaped garden.

Council Tax band: D

Tenure: Freehold

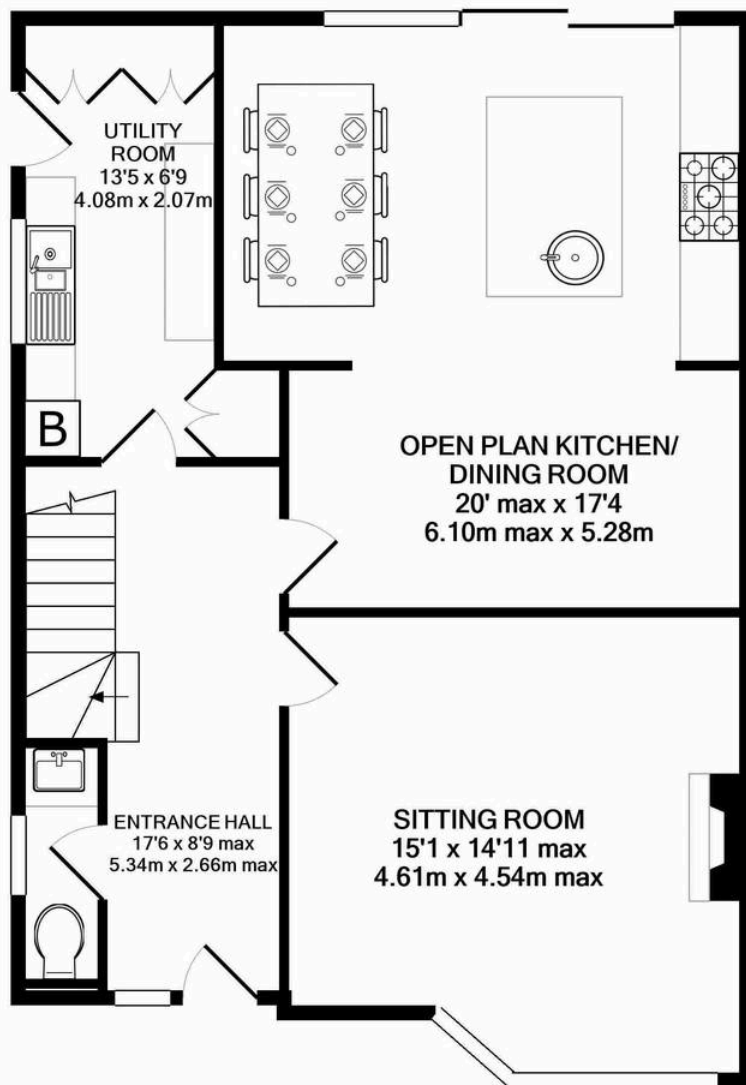
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

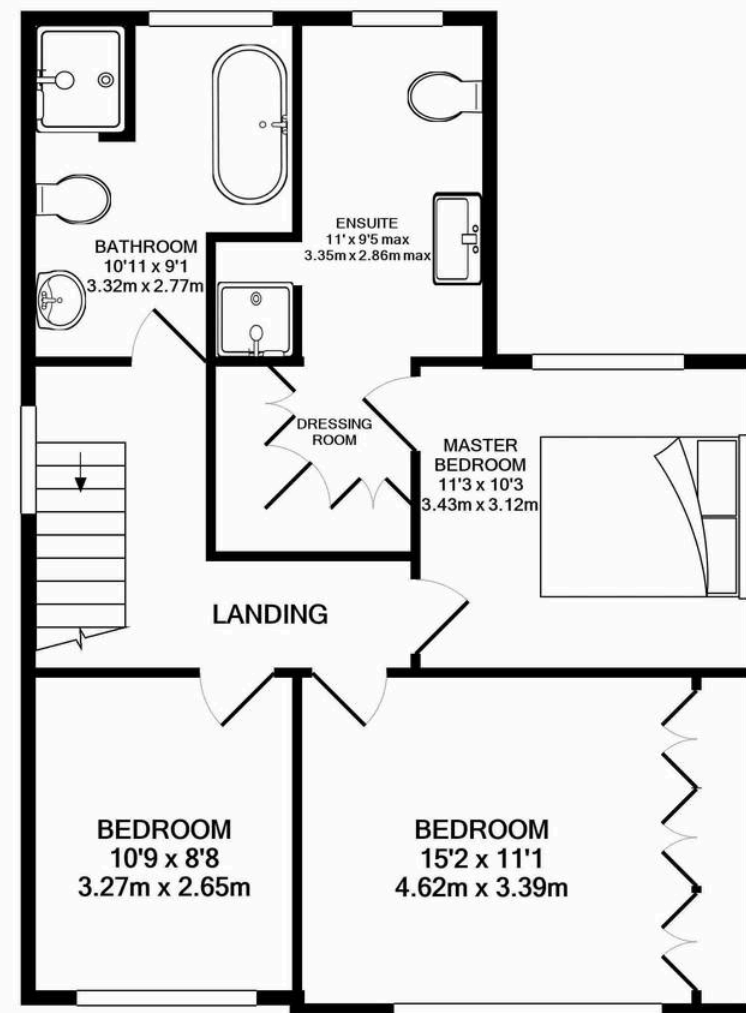
- Extended and remodelled accommodation extending to approx 1500 sq feet
- Open plan living kitchen
- Good sized lounge with wood burning stove
- Excellent utility room with fitted storage
- 3 excellent bedrooms (1 en-suite)
- Off-road parking and pleasant rear garden
- Convenient and popular location close to the town centre







GROUND FLOOR  
APPROX. FLOOR  
AREA 790 SQ.FT.  
(73.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 671 SQ.FT.  
(62.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1461 SQ.FT. (135.7 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

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## Stuart Rushton & Company

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

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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