







16 Bexton Road

Knutsford

A beautifully presented period terraced home in Knutsford's sought-after St John's Conservation Area. 4-bed property across 4 floors with charming original features, modern design, loft conversion, cellar transformation. Low-maintenance rear courtyard. Close to town centre amenities.

Council Tax band: D

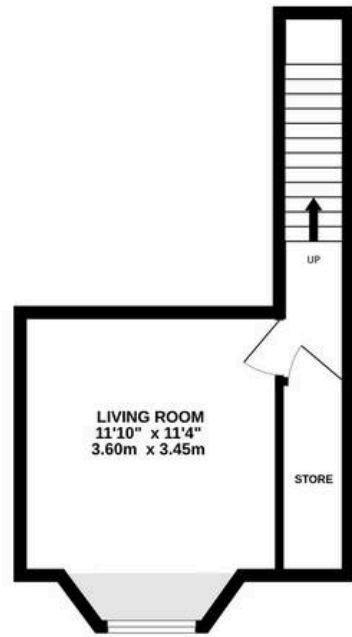
Tenure: Freehold

EPC Energy Efficiency Rating: D

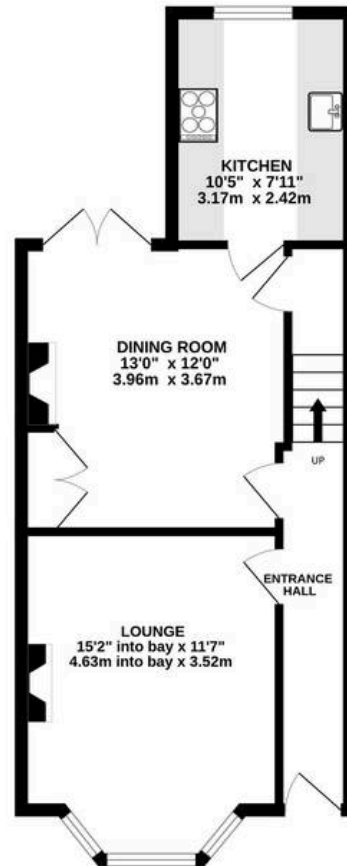
- Substantially extended living accommodation, through conversion of the loft and cellar, that has been stylishly finished throughout
- Two period reception rooms with attractive features and a well-finished kitchen with integrated appliances
- Top floor ensuite bedroom, with three further bedrooms and a family bathroom to the first floor giving flexible accommodation
- Superb position within the town, forming part of the St Johns Conservation Area, just minutes walk to the town
- Low maintenance landscaped rear courtyard with good privacy, ideal for alfresco dining and entertaining



BASEMENT LEVEL
228 sq.ft. (21.2 sq.m.) approx.



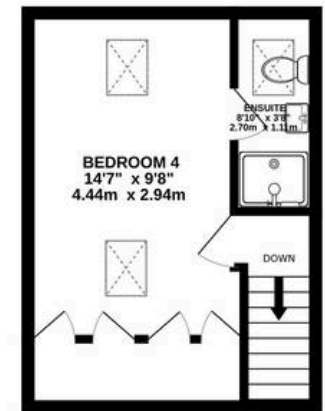
GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



3RD FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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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