







40 Fir Tree Avenue

Knutsford

A 4-bed detached home on 1/4 acre plot with views. Mature garden, potential for extension. Popular design with modern kitchen, double garage, and spacious bedrooms. Prime location near town centre, schools, and transport. Don't miss this standout opportunity!

Council Tax band: G

Tenure: Freehold

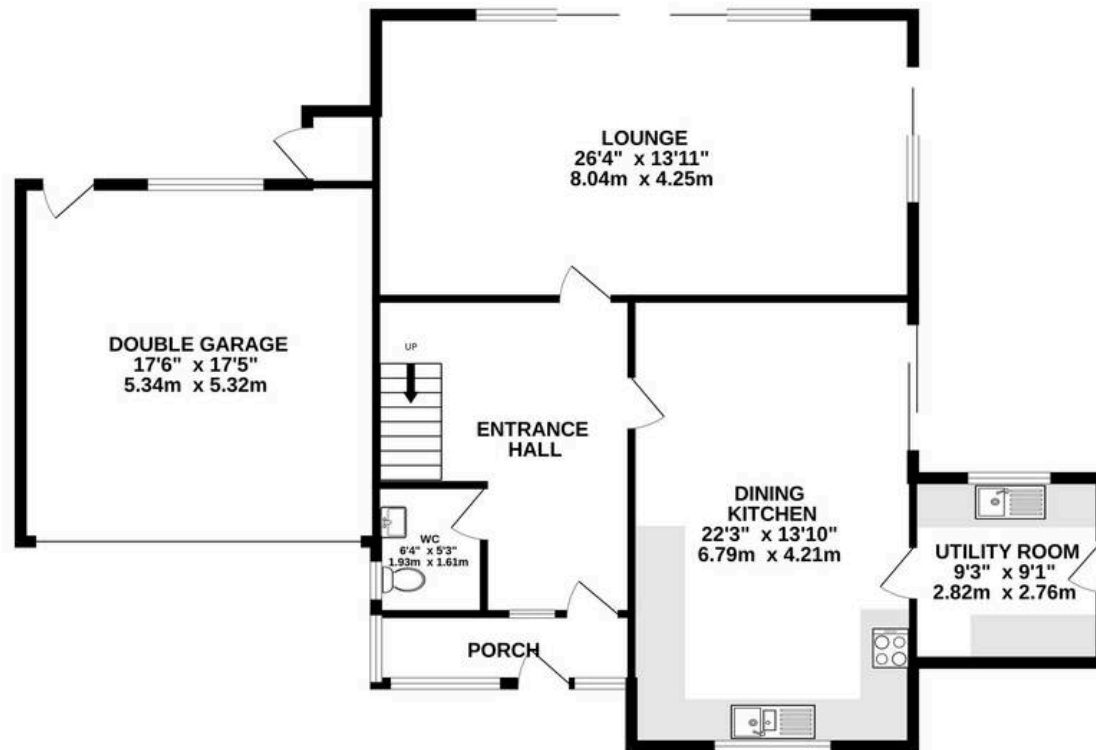
EPC Energy Efficiency Rating: D

- One of the finest plots on Fir Tree Avenue, just under 1/4 acre
- Exceptional views across the fields toward Toft Cricket Club
- A fabulously mature plot with great potential for extension (STPP) as most of the neighbouring properties have
- One of the more popular styles on the development, providing well balanced accommodation and a good layout for extension
- Four bedrooms and two modern bathrooms, plus a recently updated dining kitchen
- A prime position within the town, on the edge of the Legh Road conservation area

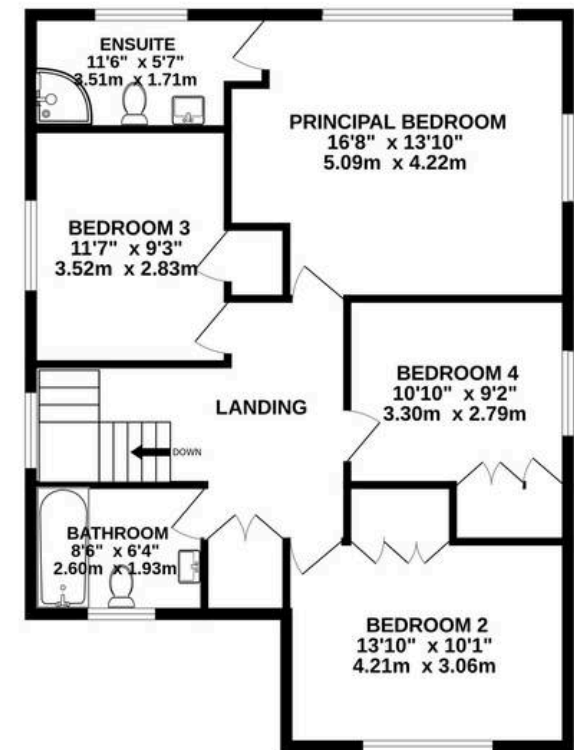




GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 2176 sq.ft. (202.1 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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