









22 Leycester Road

Knutsford

A Cheshire brick detached home in Legh Road Conservation Area. Modernised, spacious rooms, breakfast kitchen, double garage, en suite principal bedroom, ideal family home in Knutsford.

Council Tax band: G

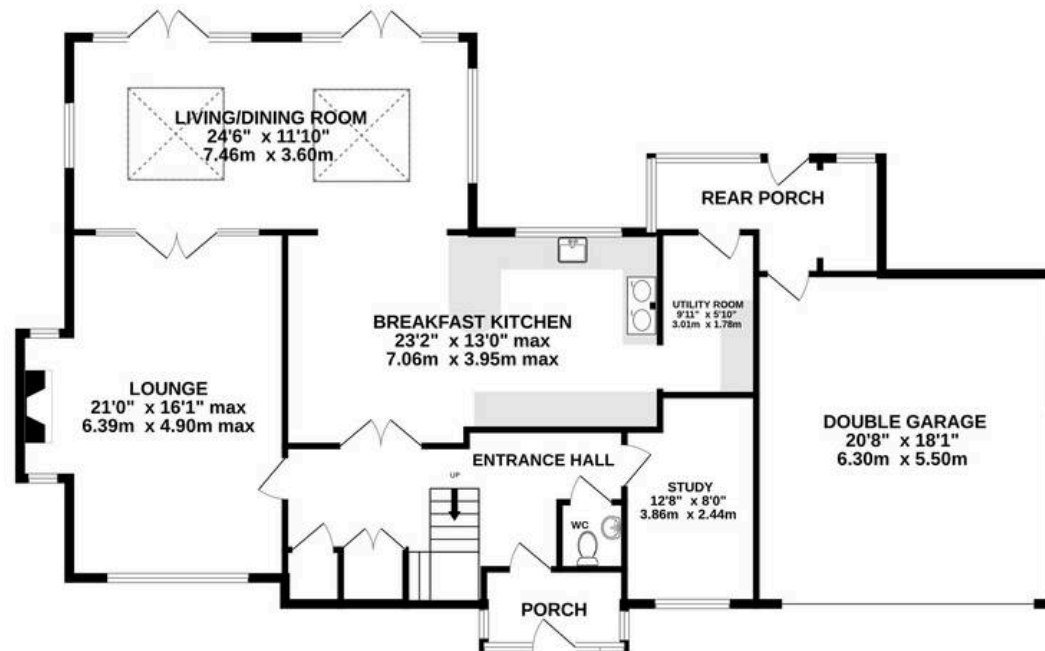
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Situated in the prestigious Legh Road Conservation Area, just a short walk from Knutsford town centre.
- Traditional Cheshire brick detached home with modernised interiors throughout.
- Approx. 2,612 sq. ft. of living space with well-proportioned rooms and great natural light.
- Versatile ground floor includes a large lounge, living/dining room, breakfast kitchen, study, utility room, and WC.
- Four bedrooms including a generous principal bedroom with en suite, plus three additional bedrooms and a separate shower room.
- Set upon a sprawling, private garden plot with an integrated double garage and rear porch.
- This property owns the entire driveway, while the rear property holds a right of access. Planning permission has been granted to divide the driveway into two separate, gated entrances, if desired.



GROUND FLOOR
1693 sq.ft. (157.3 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 2612 sq.ft. (242.7 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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