













## 4 School Close

### Knutsford

An extended family home in sought-after cul-de-sac. Open-plan kitchen, utility room, 4 beds, modern bath. Backs onto school fields. Ideal for comfort and community living. No onward chain.

Council Tax band: D

Tenure: Freehold

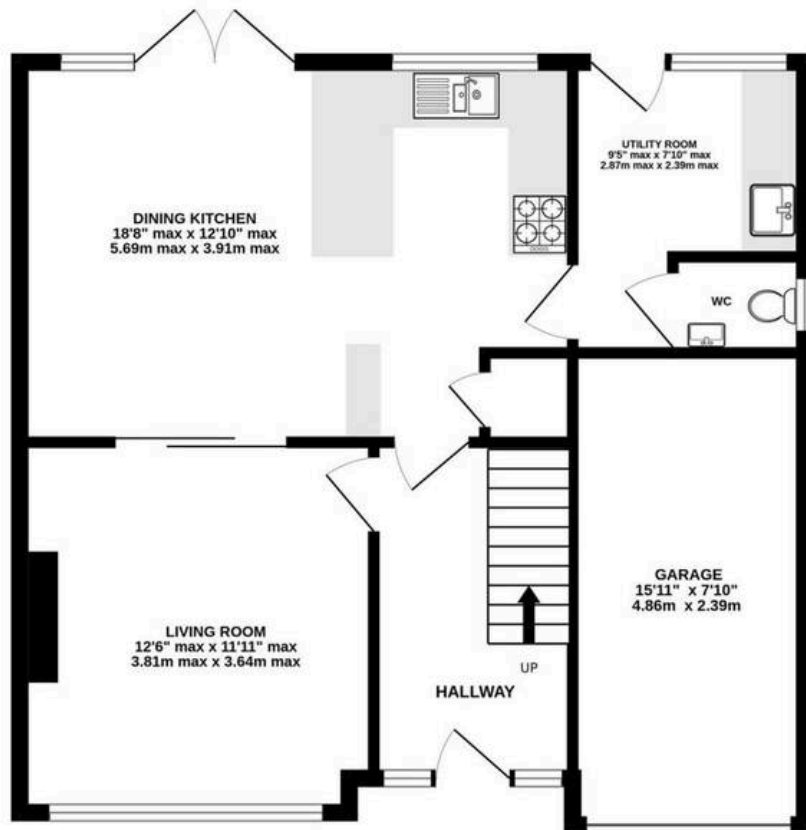
EPC Energy Efficiency Rating: D

- A brilliant extended home within a small, quiet cul-de-sac with a south facing rear garden
- Backing onto school playing fields and just a few minutes walk from the town centre
- In modern condition throughout, including an open plan kitchen/diner
- Four well-balanced bedrooms serviced by a modern family bathroom and a downstairs WC
- Planning permission (Ref: 24/2445M) is in place for extension above the garage and the addition of a front porch
- Great day-to-day functionality including a utility room, integral garage and driveway parking
- A superb property within a sought-after section of the town offered for sale with no onward chain

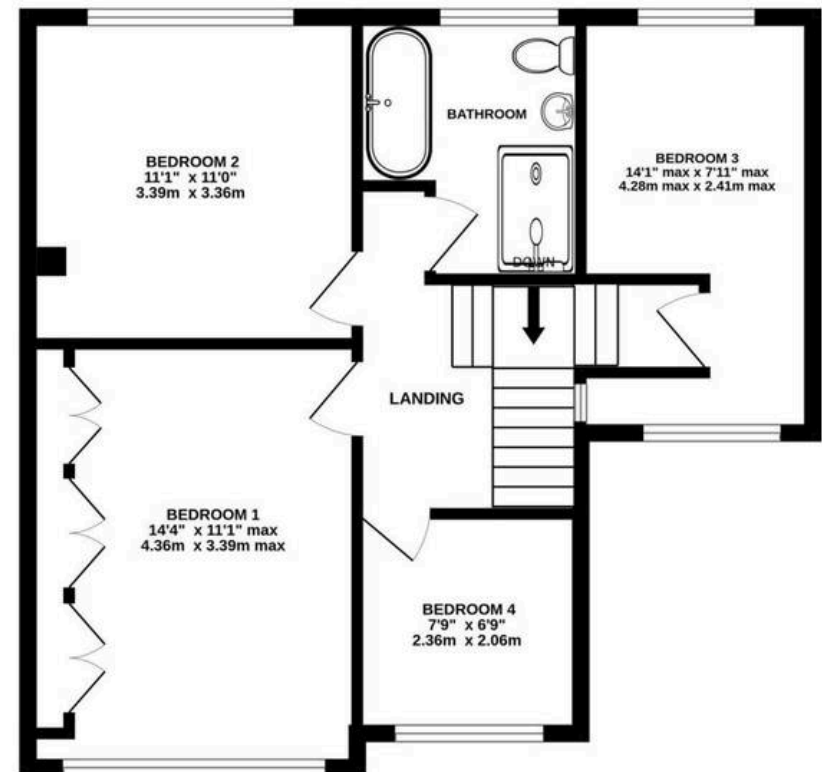




**GROUND FLOOR**  
662 sq.ft. (61.5 sq.m.) approx.



**1ST FLOOR**  
573 sq.ft. (53.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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