













# 13 Gloucester Road

Knutsford

Generously proportioned detached family home on Gloucester Road with 4 bedrooms, 2 bathrooms, open plan kitchen, conservatory, double garage, and lovely rear garden. Ideal for families.

Council Tax band: F

Tenure: Freehold

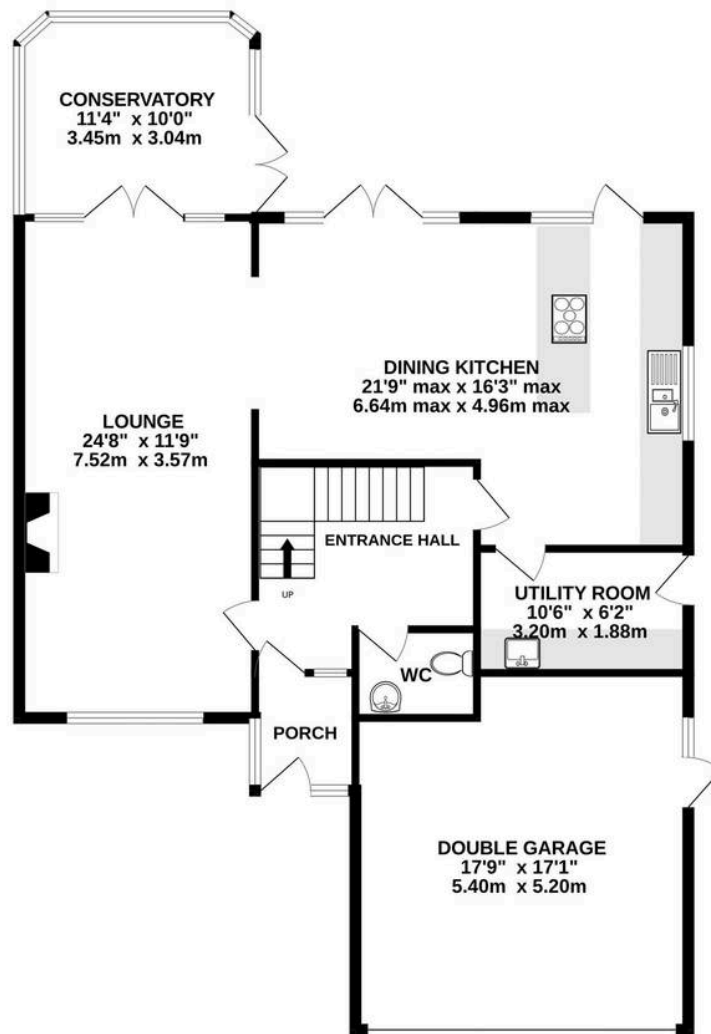
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

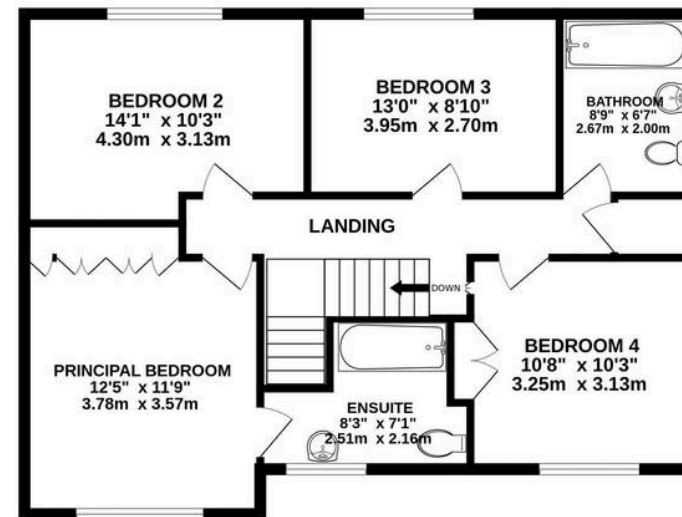
- Four double bedrooms and two bathrooms, plus a downstairs WC
- Flexible accommodation, ideal for a growing family
- Quiet cul-de-sac position within very easy reach of the town centre and popular schools
- Integral double garage, ideal for storage or future conversion (STPP)



GROUND FLOOR  
1208 sq.ft. (112.2 sq.m.) approx.



1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 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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