







3 The Elms Park Lane

Pickmere, Knutsford

A newly built luxurious home with premium finishes. Open-plan kitchen, spacious living areas, south-facing garden, potential for extension. Three floors, four bedrooms, dressing room, en-suite. Driveway for two cars, landscaped gardens. No chain. Ready to move in now.

Council Tax band: E

Tenure: Freehold

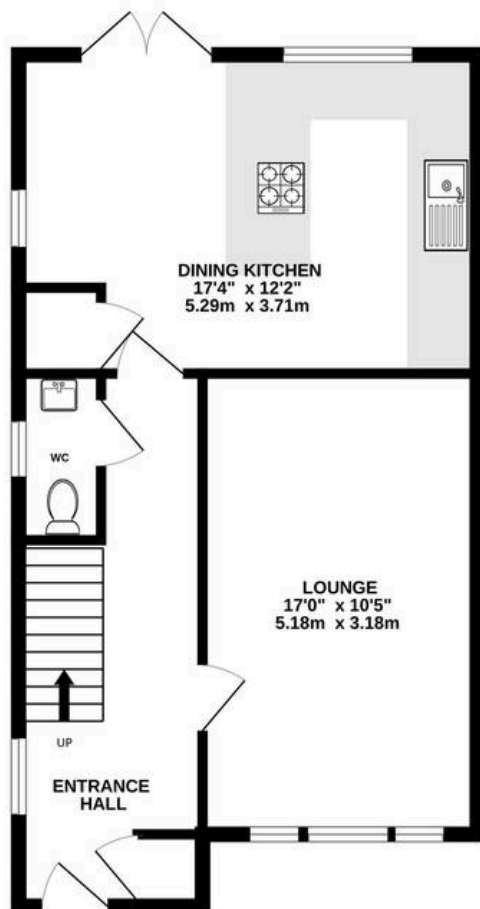
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

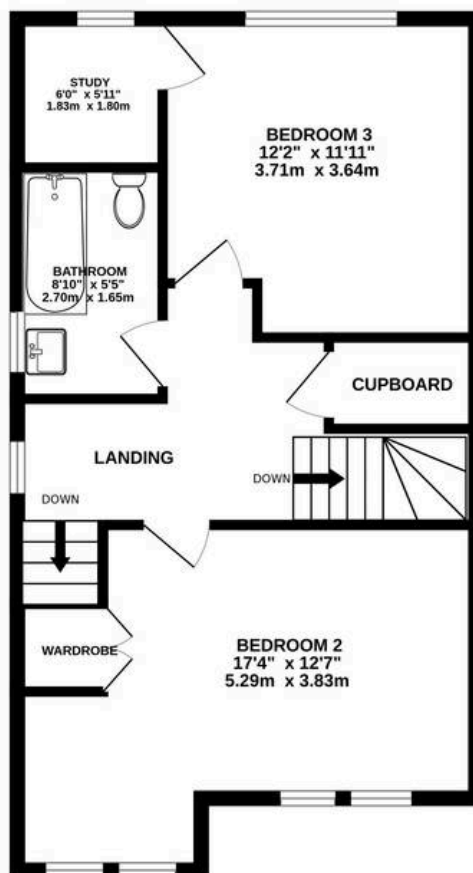
- Built in 2020 to a high specification with luxury components and finishes
- Lovely south facing rear garden, with generous garden to side with potential for extension (STPP)
- Open plan Porcelanosa designer kitchen with large island and Neff appliances
- Under floor heating through the entire ground floor and both bathrooms
- Three spacious bedrooms and two bathrooms
- Ample driveway parking, set upon the private, no through road.
- No onward chain



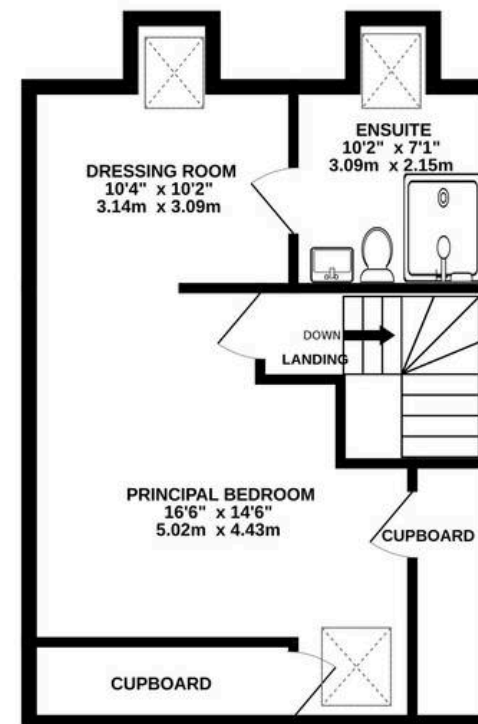
GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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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