







5 Malvern Road

Knutsford

5-bed detached family house with 2300+ sqft floor plan in prime residential area. Spacious rooms, generous garden, close to schools and town centre. Perfect blend of comfort and convenience.

Council Tax band: F

Tenure: Freehold

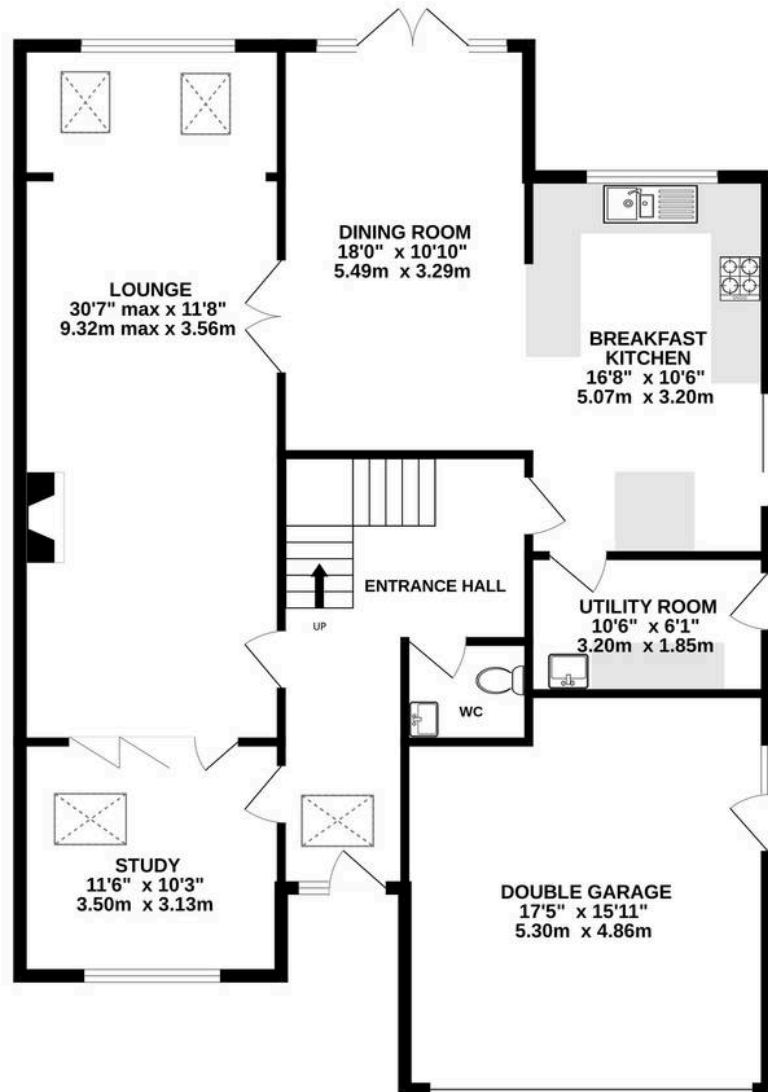
EPC Energy Efficiency Rating: D

- A fantastic detached family home within a sought-after residential setting
- Just a few minutes walk from popular schools and the amenities of the town centre
- Superb accommodation stretching well over 2300 square feet
- Five bedrooms and two bathrooms, plus a downstairs WC
- Flexible living space including a large dining kitchen and several reception areas
- A brilliant mature rear garden, larger than average and ideal for a family

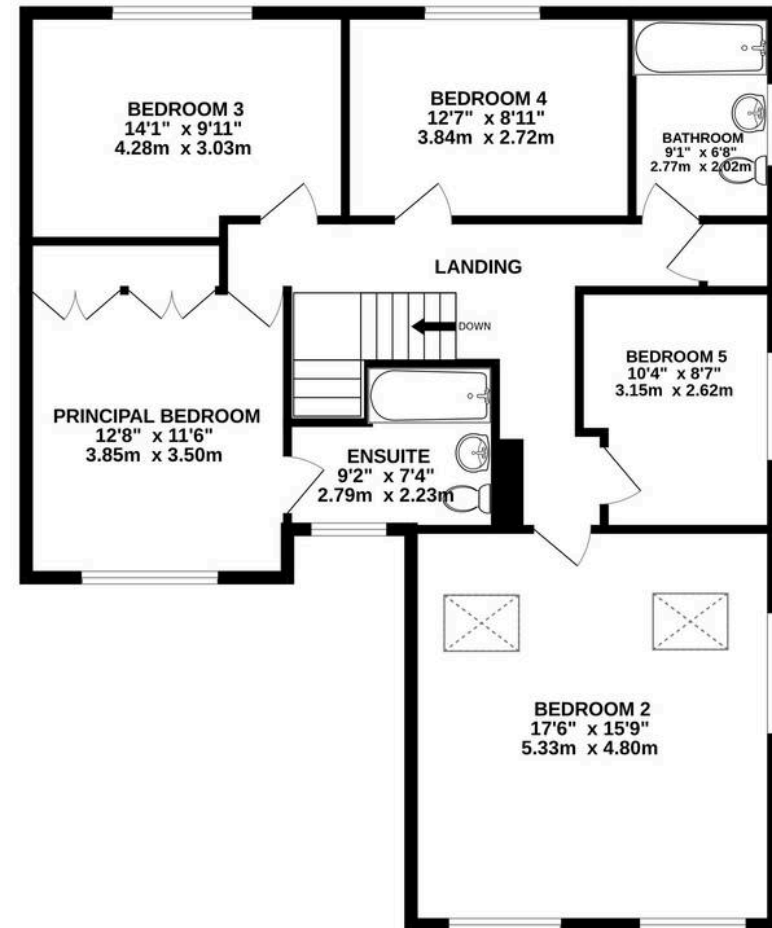




GROUND FLOOR
1334 sq.ft. (123.9 sq.m.) approx.



1ST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 2377 sq.ft. (220.8 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.

Made with Metropix ©2024



Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.