





35 Bexton Road

Knutsford

Council Tax band: G

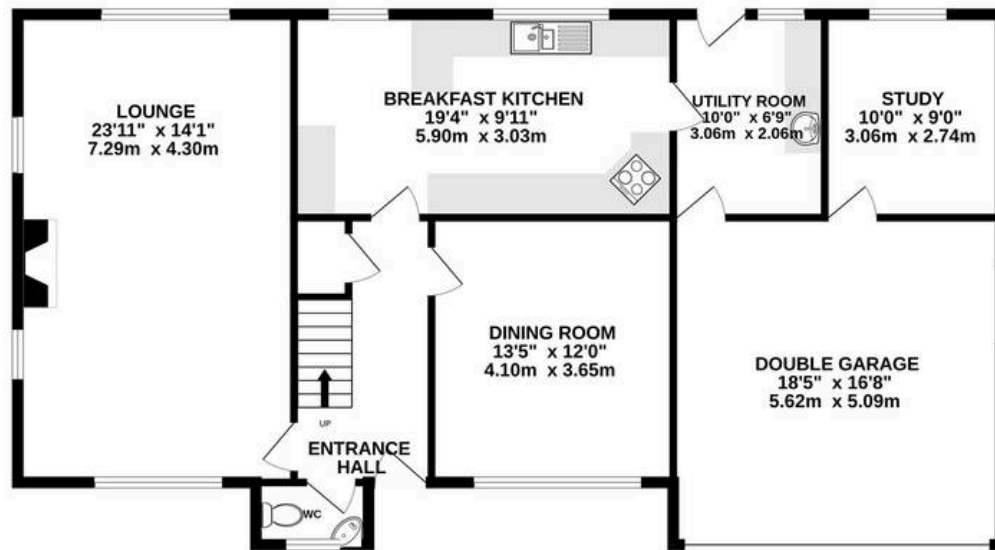
Tenure: Freehold

EPC Energy Efficiency Rating: D

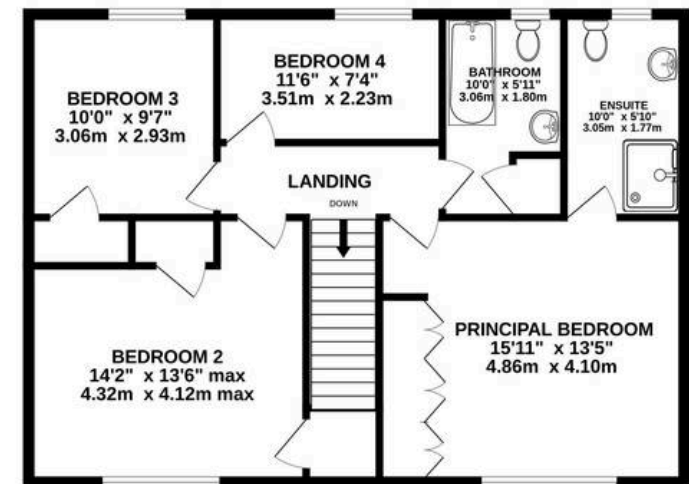
- A spacious, modern detached house requiring modernisation
- Superb position within walking distance of the town centre and Knutsford Academy and Bexton Primary Schools
- Great scope for extension and alteration, subject to obtaining planning permission
- Four bedrooms, two bathrooms, two reception rooms
- Private driveway with excellent parking and double garage



GROUND FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 2065 sq.ft. (191.9 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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