







3 Acacia Avenue

Knutsford

This extended semi-detached home in sought-after location near Knutsford town centre offers 3-4 bedrooms, 2 bathrooms, open-plan living, garden pub/office, and easy commute access. Stylish, move-in ready family living.

Council Tax band: C

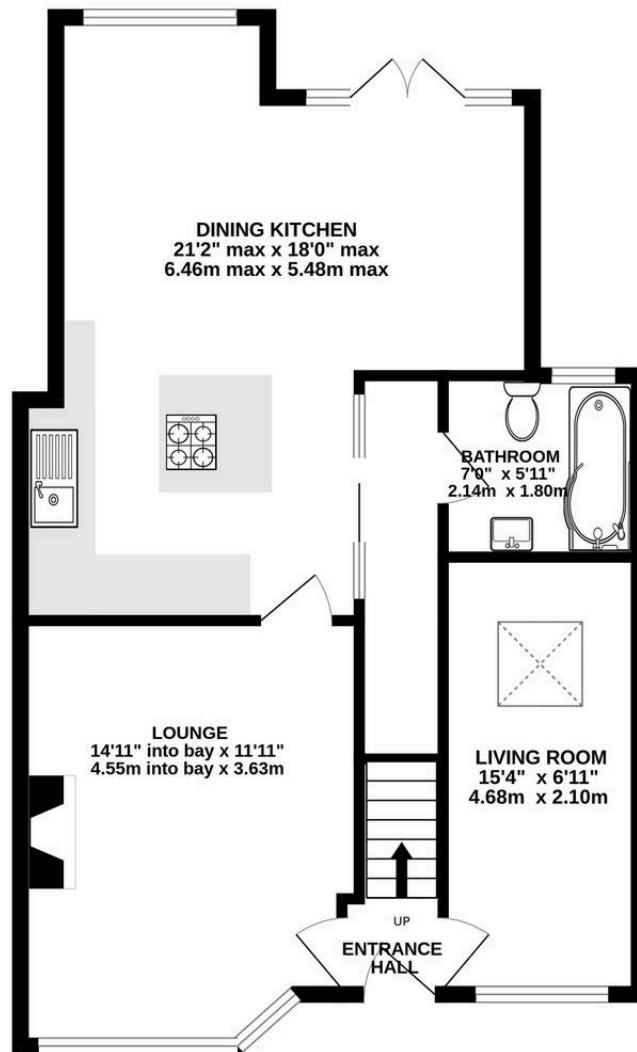
Tenure: Freehold

EPC Energy Efficiency Rating: D

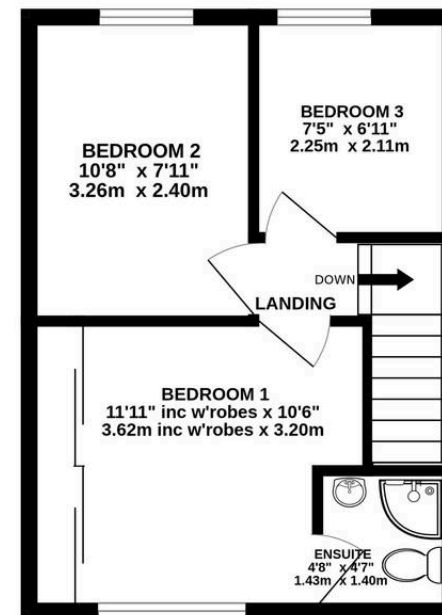
- Extended and well-presented accommodation with great flexibility
- Three or four bedrooms, plus two bathrooms
- Large rear garden plus bar/home office with power and plumbing
- Open plan living kitchen/diner with large central island
- Two further reception rooms including a cosy lounge with open fireplace
- Ideal position, just a short walk from the town centre and popular schools, plus easy motorway access



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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