





Grove Cottage, 3 Brook Lane

Knutsford

A pretty grade II listed four bed semi-detached house believed to date back to 1742, situated on a small cul-de-sac within a very convenient location only a short walk from the town. It occupies an elevated position set within a mature plot, enjoying a lovely, almost semi-rural atmosphere.

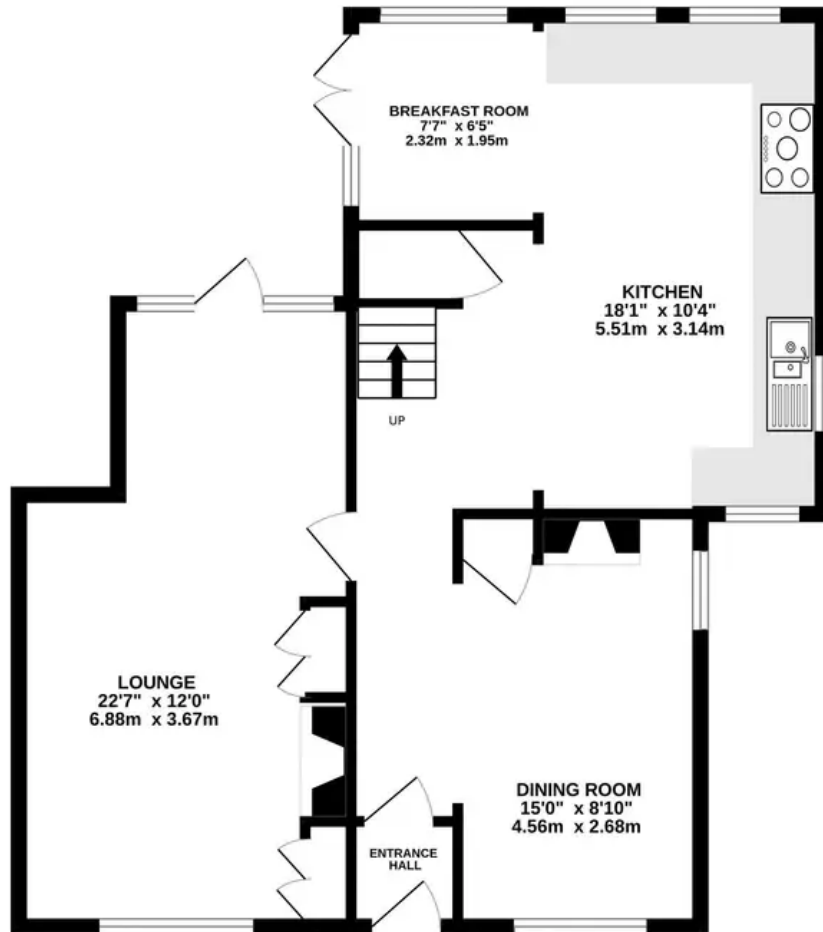
Council Tax band: F

Tenure: Freehold

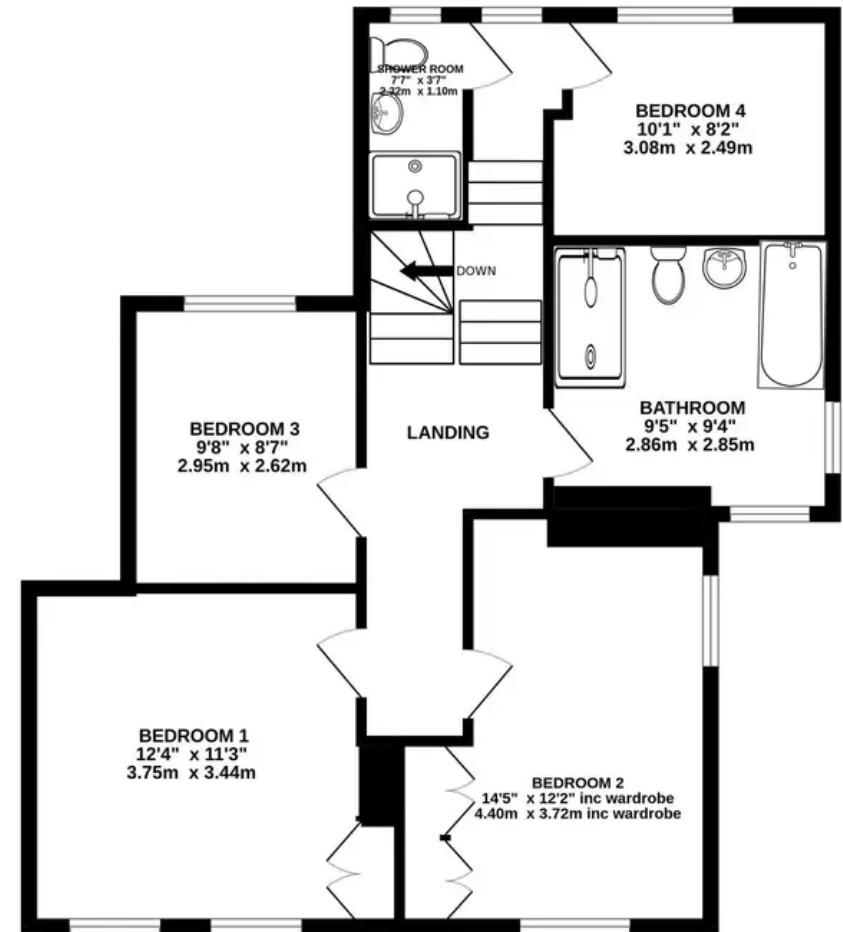
- Stunning Grade II listed Cottage
- Open plan accommodation inc. superb kitchen/diner
- Four bedrooms and two bathrooms
- Parking for two and a detached garage
- Very quiet position in the heart of Knutsford
- Quiet cul-de-sac, moments walk from the town centre



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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.



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