





46 Fir Tree Avenue

Knutsford

A 3-bed detached home on coveted residential road, tranquil yet convenient location. Spacious plot for extension, excellent outdoor potential. 1796 sq ft, 3-bed, 2-bath, double garage. Ideal for families, close to schools and transport links. Opportunity to create dream home.

Council Tax band: G

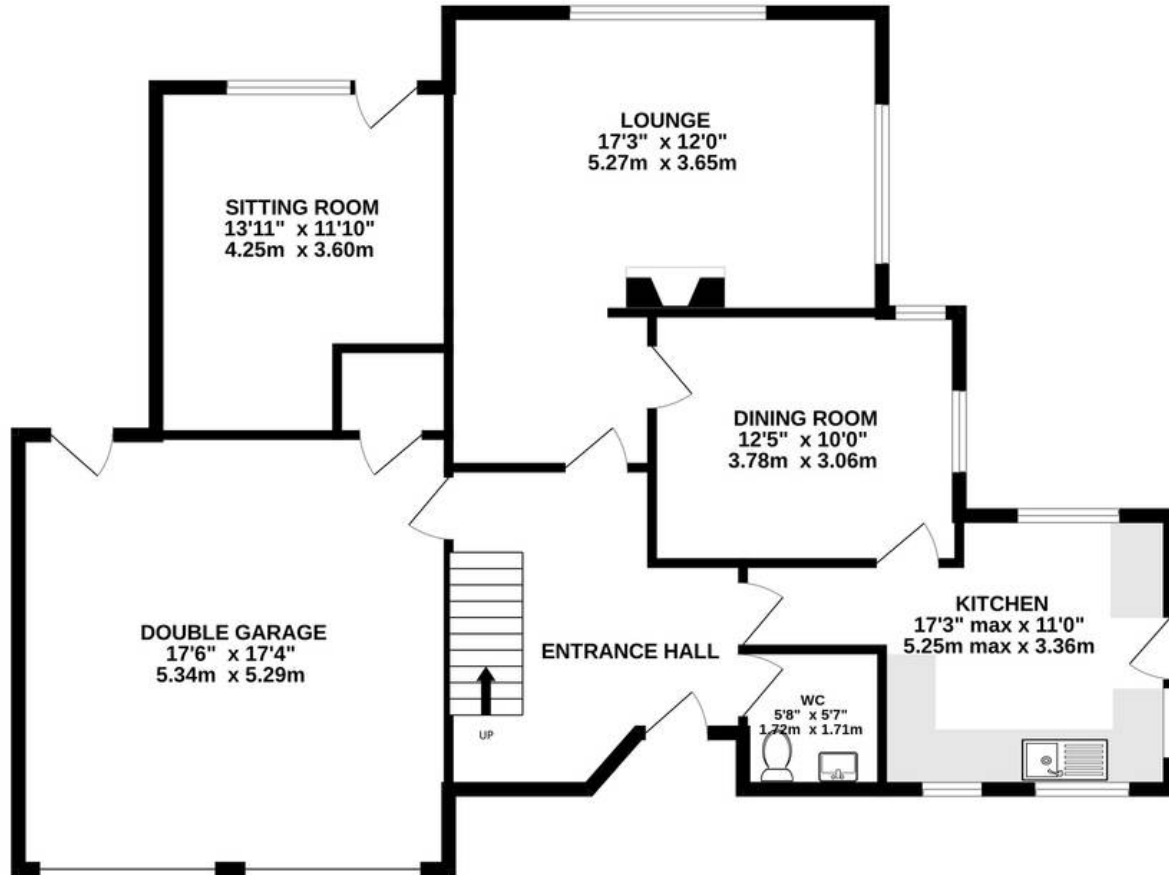
Tenure: Freehold

EPC Energy Efficiency Rating: E

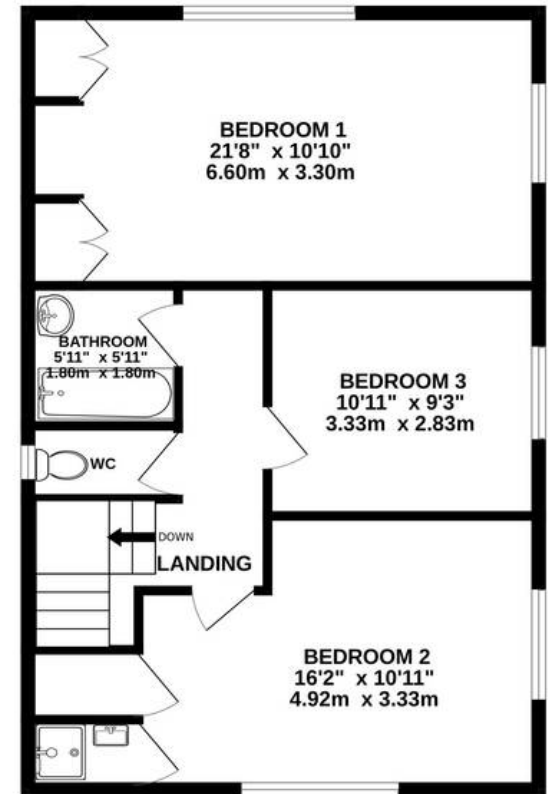
- A highly prized residential road lined with brilliant family homes
- A quiet location with great convenience for the town centre and beyond
- A large plot with superb rear garden and great potential for extension and development (STPP)
- Well-positioned for the popular Knutsford schools and a range of transport links
- Present accommodation of nearly 1800 square feet
- A well-loved home offering a brilliant opportunity to craft a substantial detached family home fit for modern living



GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 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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