



44 The Shambles

Knutsford

A modernised townhouse offering flexible living spaces, westerly garden, parking incl. car barn. 3 beds, 2 baths, downstairs WC, loft storage. Convenient location near amenities and schools. Built 23 yrs ago.

Council Tax band: F

Tenure: Leasehold

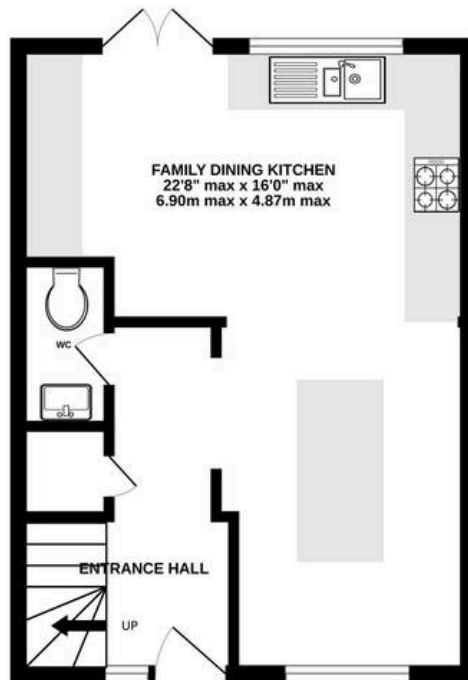
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

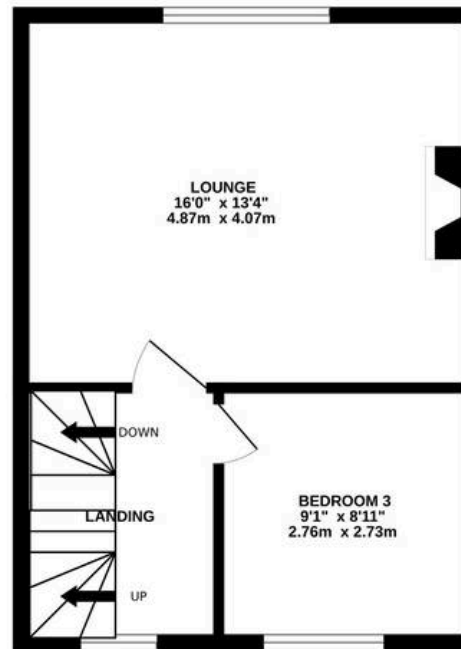
- A beautifully presented townhouse on the edge of the town centre
- Garden, carport and additional parking
- A stunning modern open plan living kitchen/diner
- Three generous bedrooms, two bathrooms and a downstairs WC



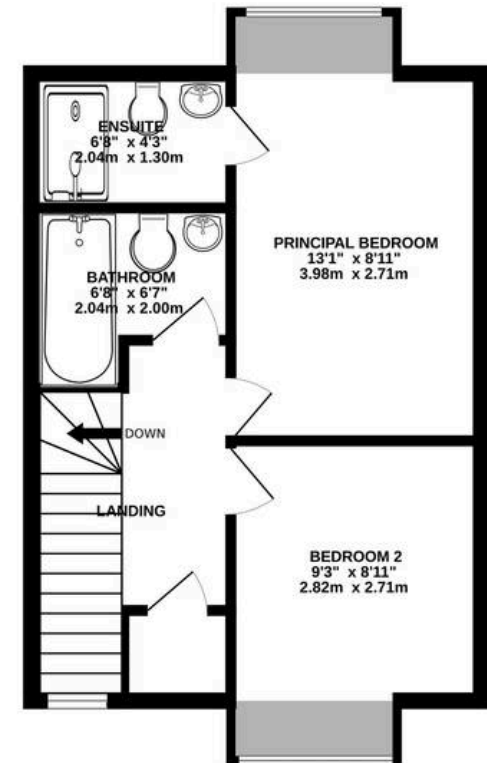
GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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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