



## 22 Boothfields

### Knutsford

A charming 2 bedroom semi-detached house that offers a cosy abode with modern comforts. Inside, you'll find two spacious double bedrooms perfect for relaxation, serviced by a shower room. Similar homes have created additional accommodation or bedrooming through conversion of the loft, subject to the necessary permissions and regulations, or by reconfiguring the existing first floorspace into three bedrooms and a bathroom. The well-balanced ground floor includes a large lounge and a spacious kitchen/diner ideal for entertaining guests.

With driveway parking and a generous rear garden, plus easy access to sought-after schools and the town centre, this property presents a convenient and comfortable living experience.

Council Tax band: C

Tenure: Freehold

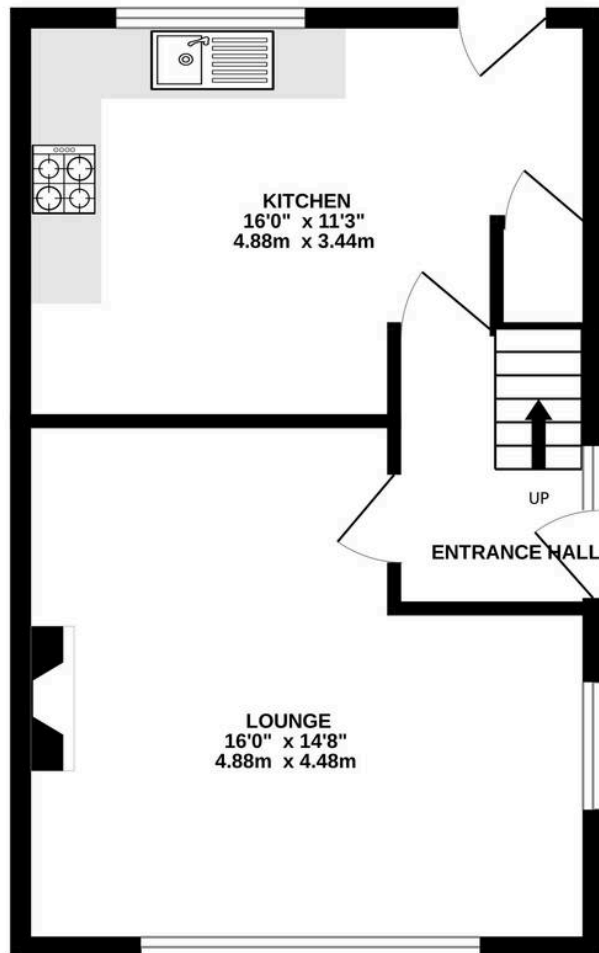
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

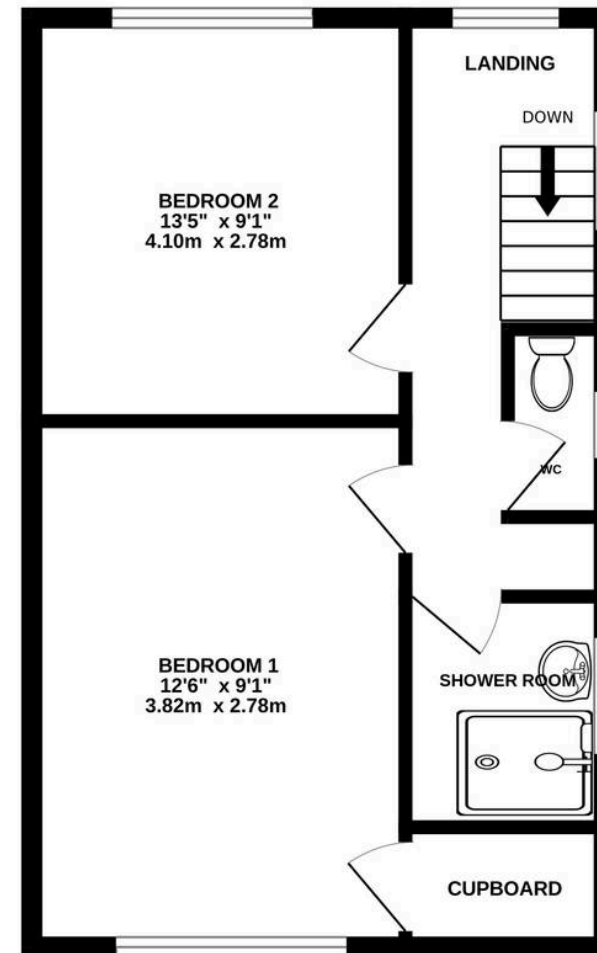
- Large lounge and kitchen/diner
- Driveway parking and generous rear garden
- Popular road near sought-after schools and the town centre
- No onward chain



GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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