













# Moffat House Middlewich Road

Lower Peover, Knutsford

A luxurious Georgian-style home in bespoke cul-de-sac dev. Prime corner plot, 4 beds, open-plan living, double garage, landscaped garden. Ideal Cheshire location near schools, pubs, motorway links.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

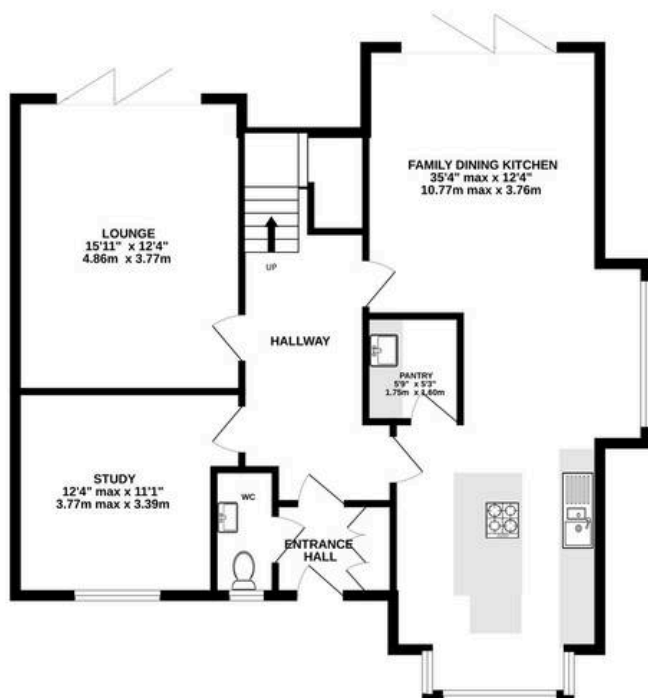
EPC Environmental Impact Rating: B

- Exclusive cul-de-sac of 21 homes
- Stunning detached home with a mix of traditional and modern design
- Prime corner plot with private rear garden
- Approx. 2,000 sq ft of flexible living space
- Open-plan kitchen, living, and dining area
- Four spacious bedrooms
- Detached double garage with electric door
- Landscaped rear garden with porcelain-tiled patio
- Private driveway with ample parking
- Close proximity to the excellent Lower Peover Primary School

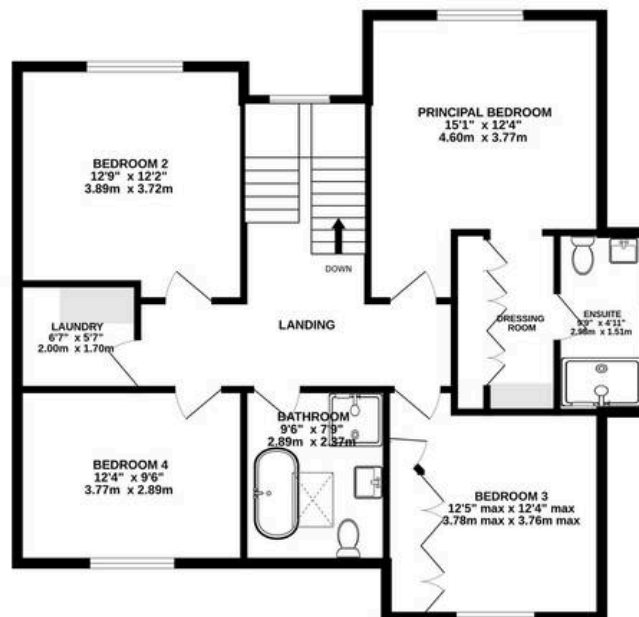




GROUND FLOOR  
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR  
946 sq.ft. (87.8 sq.m.) approx.



2ND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 2290 sq.ft. (212.8 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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