









# 8 Gloucester Road

Knutsford

A superb detached family home on Gloucester Road with extended dining kitchen, study, and generous plot. Envidable cul-de-sac position, 4 bedrooms, upgraded bathrooms, double garage, and attractive gardens. Close to town centre and local schools.

Council Tax band: G

Tenure: Freehold

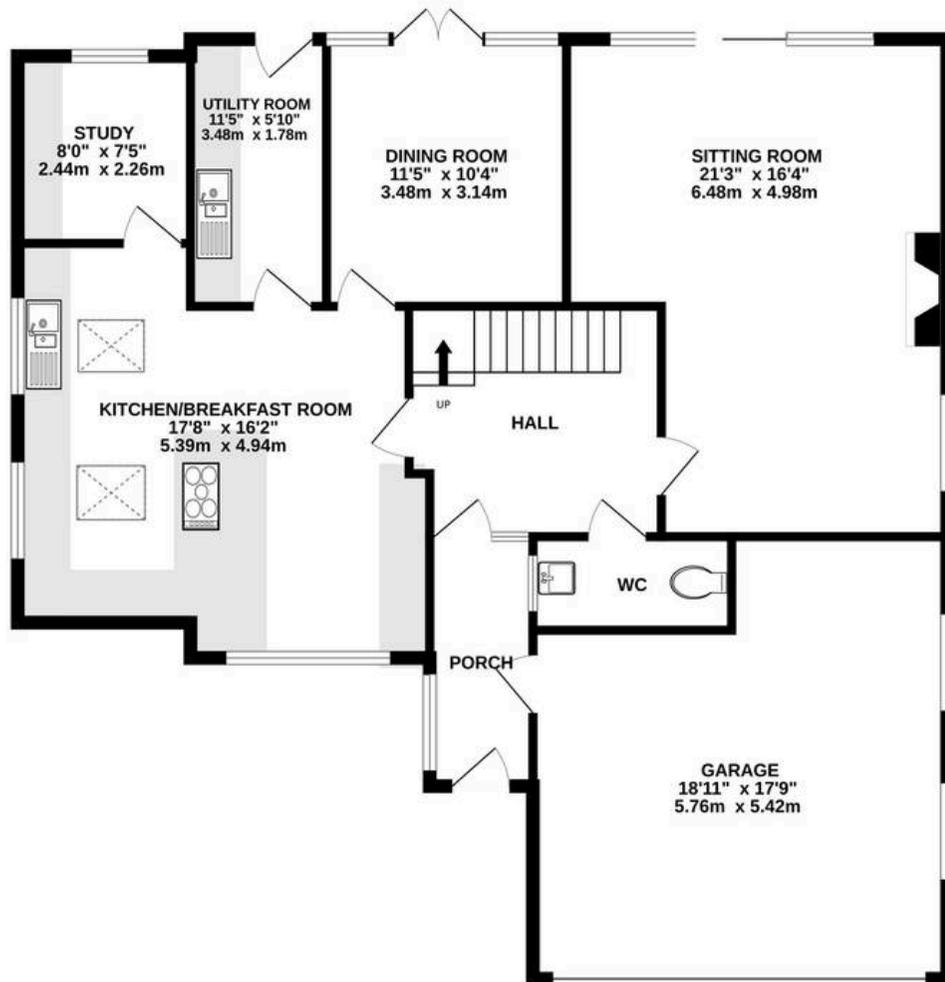
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

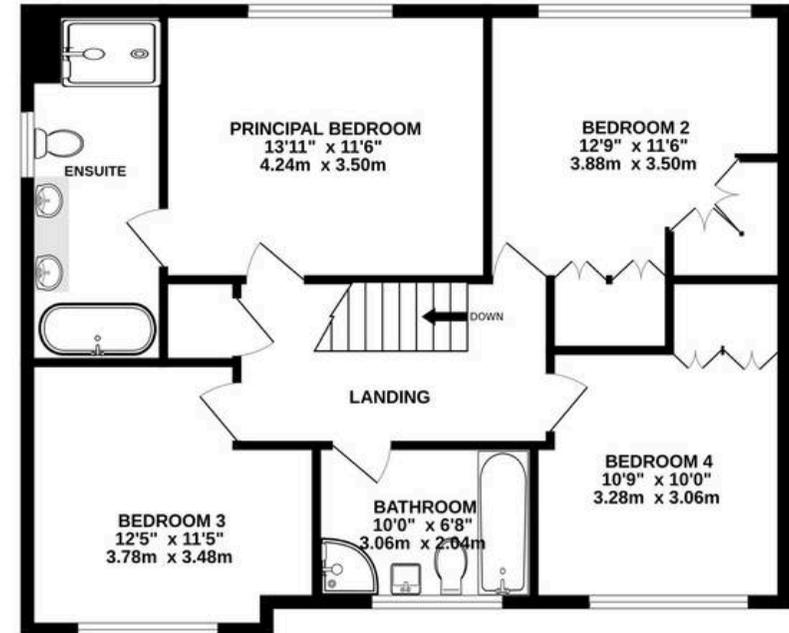
- Lovely cul-de-sac location
- Four generous bedrooms & Two bathrooms
- Large plot with good car parking
- Wonderful south facing garden
- Stunning contemporary kitchen and ensuite bathroom
- Two reception rooms and study



**GROUND FLOOR**  
1299 sq.ft. (120.7 sq.m.) approx.



**1ST FLOOR**  
829 sq.ft. (77.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2129 sq.ft. (197.8 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.



## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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