



## 7 Roxby Way

Knutsford

4-bed detached house near Bexton Primary School. Spacious rooms, open plan kitchen/diner, utility room, large lounge. Driveway, rear garden, potential for extension. No chain. Ideal family home.

Council Tax band: E

Tenure: Freehold

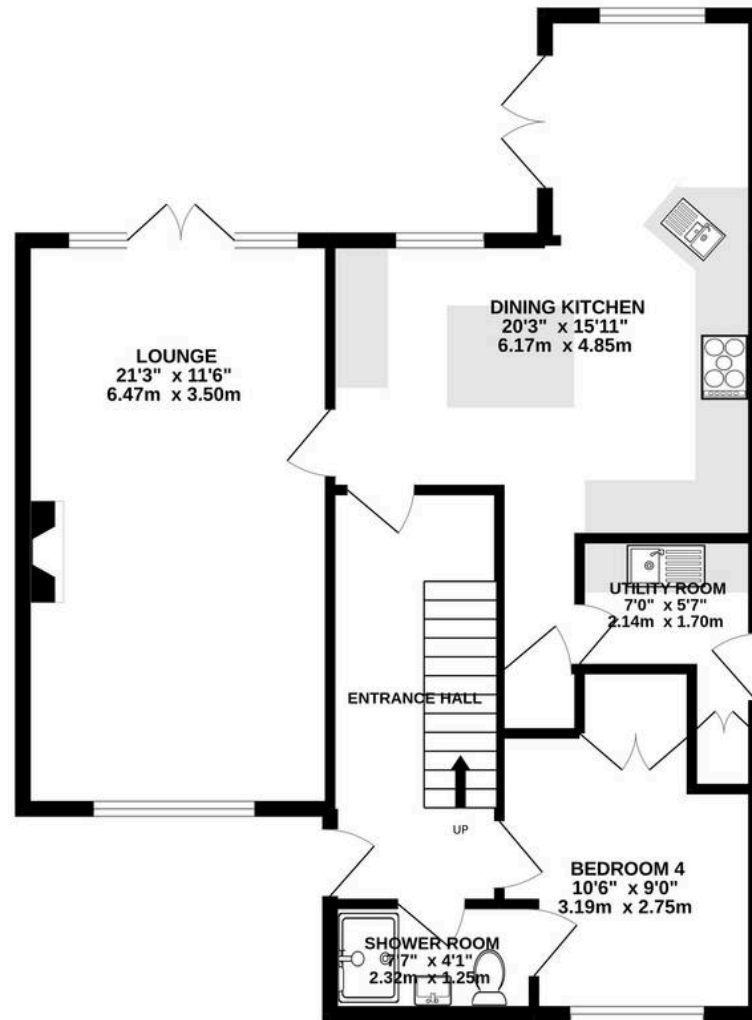
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

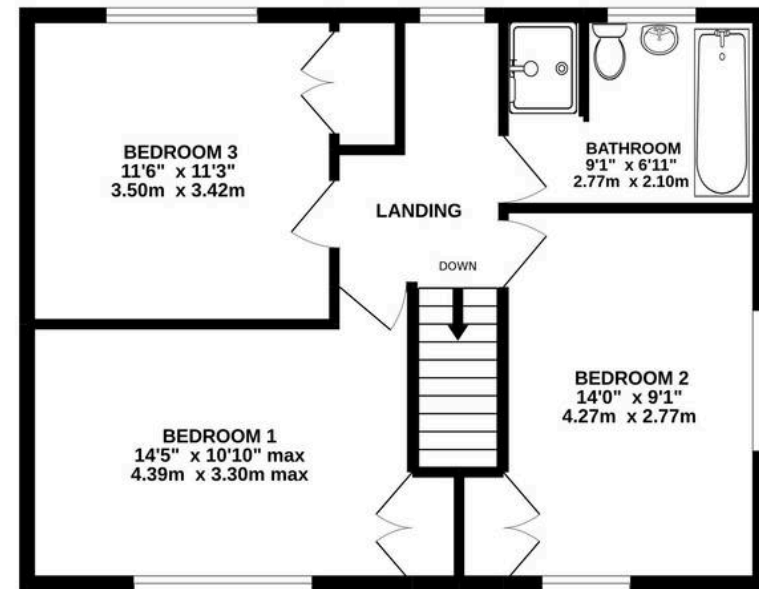
- An ideal detached family home within a popular residential setting next Bexton primary school
- Four double bedrooms and two bathrooms
- Extended open plan kitchen/diner opening into the garden
- Driveway parking for two cars and a pleasant rear garden
- Scope for further extension (STPP) or reconfiguration
- No onward chain



GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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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