







5 Valley Way

Knutsford

A superb 4-bed detached home near Knutsford town centre & Bexton School. Flexible living spaces, large kitchen/lounge/diner, potential for ground floor bedroom/study. Large garden, driveway, scope for extension (STPP). Ideal family home in prime location.

Council Tax band: F

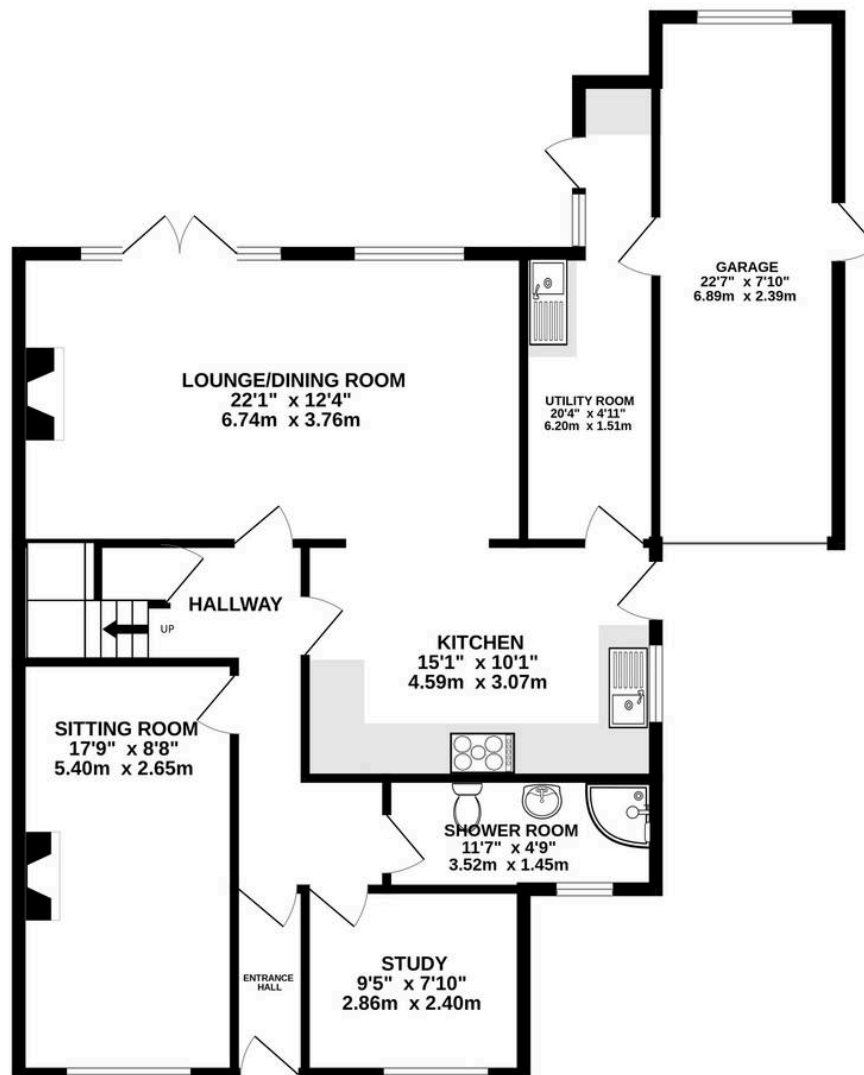
Tenure: Freehold

EPC Energy Efficiency Rating: D

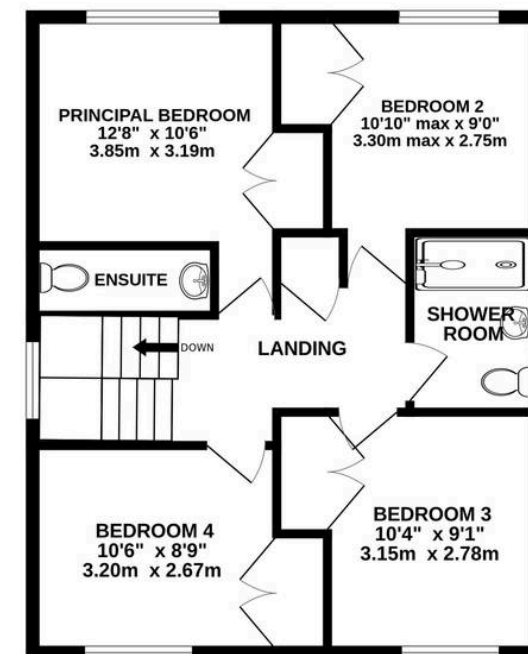
- A superb detached family home just moments walk from Bexton Primary School
- Wonderful, large, rear garden with great privacy
- Flexible living accommodation with an open plan kitchen lounge/diner plus a study or snug, downstairs shower room and additional reception room or ground floor bedroom
- Prime for further extension and configuration (STPP)
- Four good first floor bedroom, plus a modern family bathroom and ensuite WC to the principal bedroom
- Attractive, recently laid resin bound stone driveway and rear terrace



GROUND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 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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Stuart Rushton & Company

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

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



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