













26 Goughs Lane

Knutsford

An impressive modern detached family house, nearly 5,000 sq ft in all, standing in large, gated south facing gardens of about 1/3 of acre with a lovely open aspect over fields.

Council Tax band: G

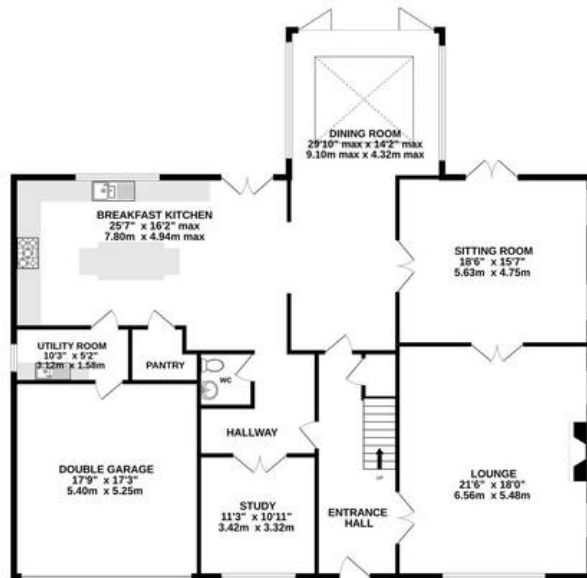
Tenure: Freehold

EPC Energy Efficiency Rating: C

- Superb detached family house with spacious accommodation of nearly 5000 square feet, with lovely open views to the rear
- Five bedrooms, four bathrooms and four receptions rooms
- Planning permission to extend to the rear enlarging the kitchen and family room
- Sought after location on the edge of the Legh Road conservation area
- Gated driveway, double garage and landscaped gardens of a third of an acre



GROUND FLOOR
2282 sq.ft. (212.0 sq.m.) approx.



1ST FLOOR
1561 sq.ft. (145.0 sq.m.) approx.



2ND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 4899 sq.ft. (455.1 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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