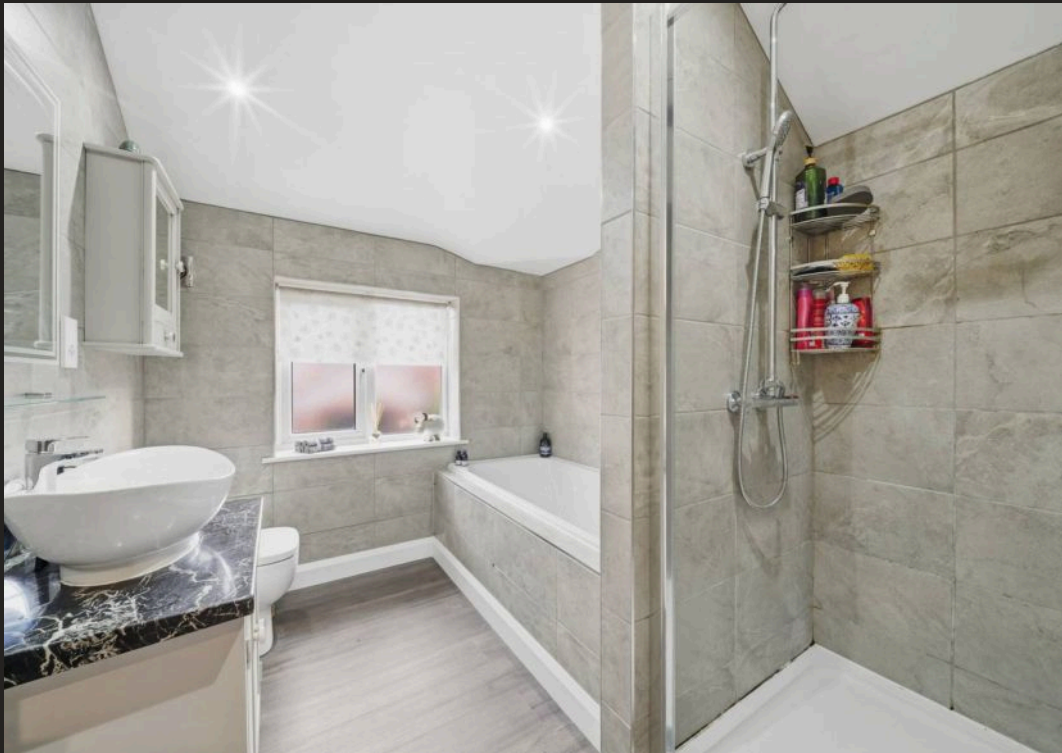








22 Warren Avenue

Knutsford

Refurbished 4-bed semi in quiet Knutsford sector. Open-plan kitchen/living, lounge with log burner, driveway, landscaped garden. Close to town centre, schools, and transport links. Ideal family home.

Council Tax band: C

Tenure: Freehold

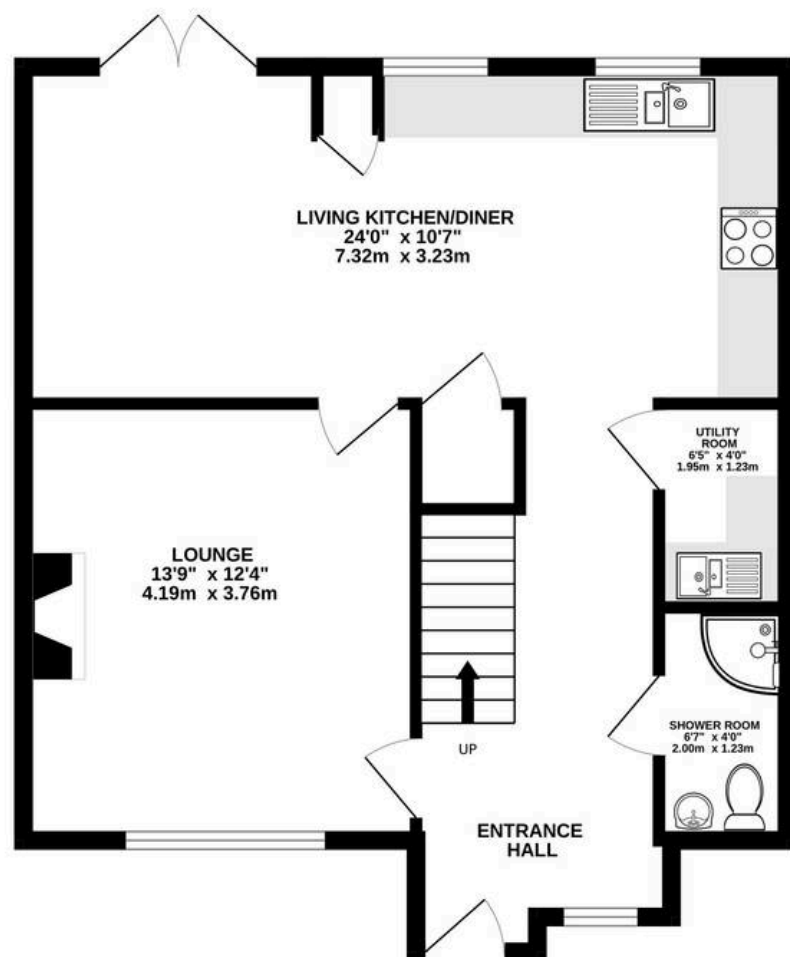
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

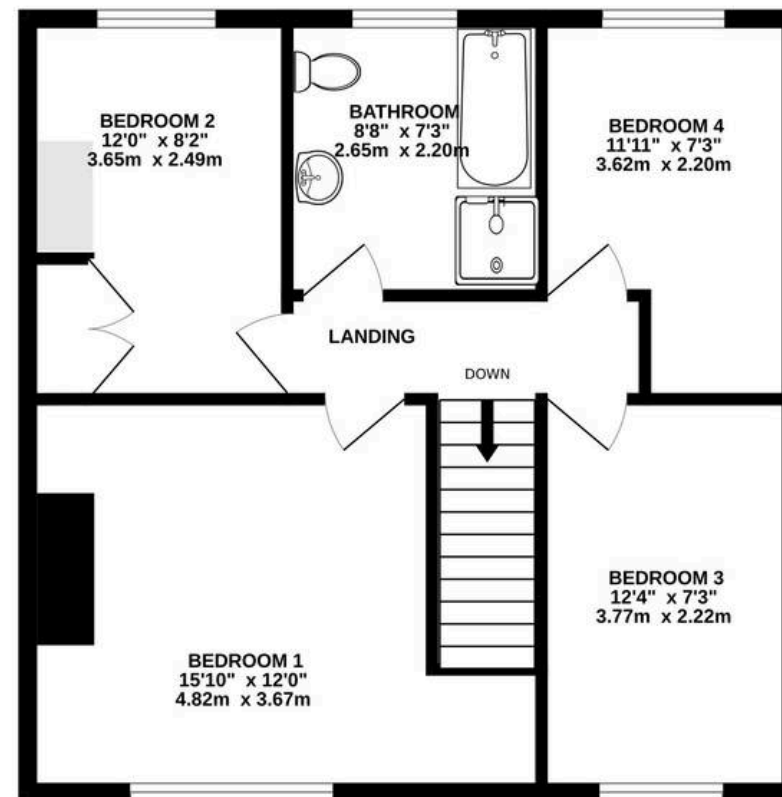
- Beautifully refurbished four-bedroom semi-detached home, thoughtfully updated in recent years with stylish, high-quality finishes throughout.
- Spacious open-plan kitchen, dining, and living area, featuring modern fittings, a separate utility room, and French doors opening to the rear garden.
- Inviting lounge with log-burning stove, creating a warm and cosy atmosphere for relaxing evenings.
- Four well-proportioned bedrooms complemented by two contemporary bathrooms, offering flexibility for families and guests.
- Attractive landscaped rear garden providing a private outdoor retreat, with driveway parking for two vehicles to the front.
- Peaceful residential location, within easy walking distance of Knutsford town centre, The Heath, local schools, and transport links.



GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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