







26 Teal Avenue

Knutsford

An extended and stylishly presented link-detached house on large corner plot with mature gardens. High-standard finish and versatile accommodation. Open-plan kitchen, adaptable guest suite, three bedrooms, landscaped exterior with summer house and hot tub. Solar panel system. Style, space, and outdoor living.

Council Tax band: D

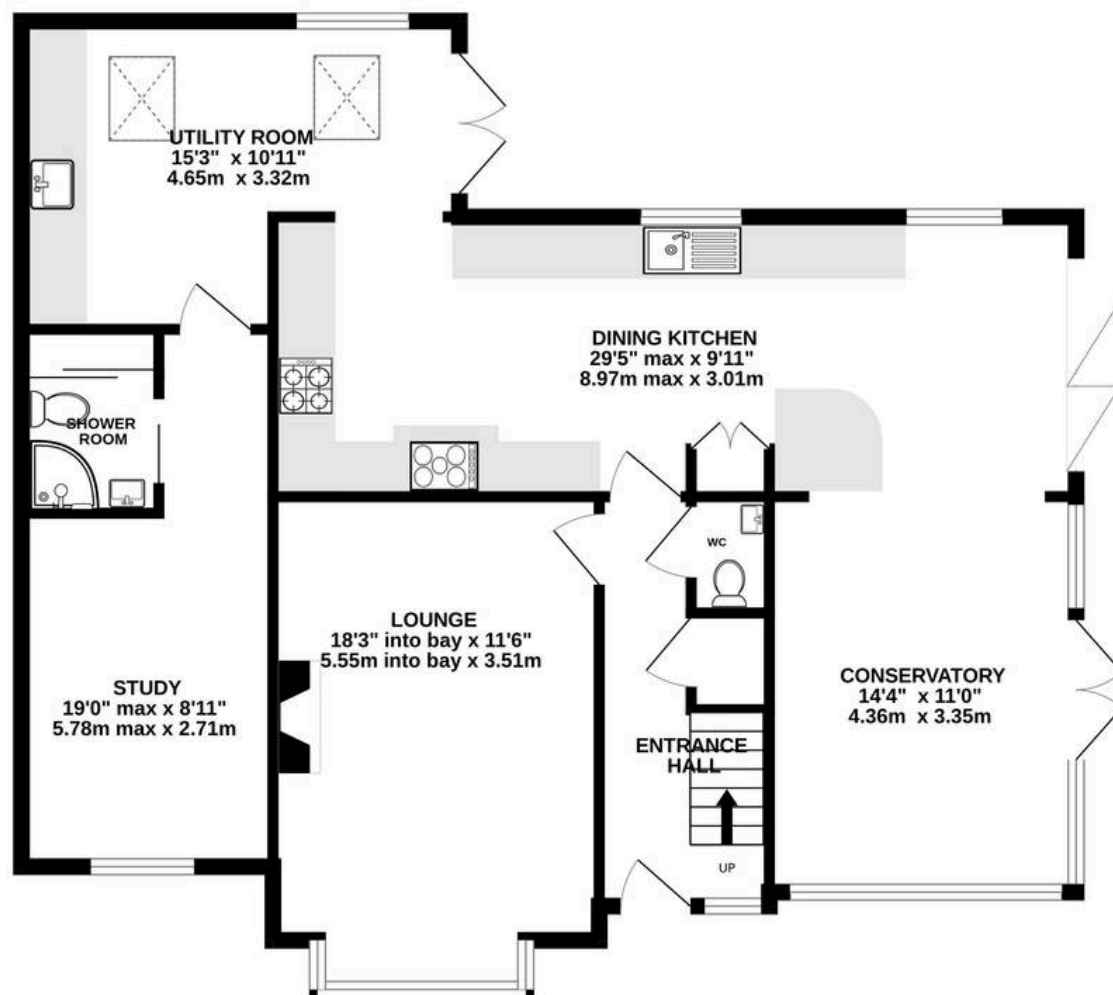
Tenure: Freehold

EPC Energy Efficiency Rating: C

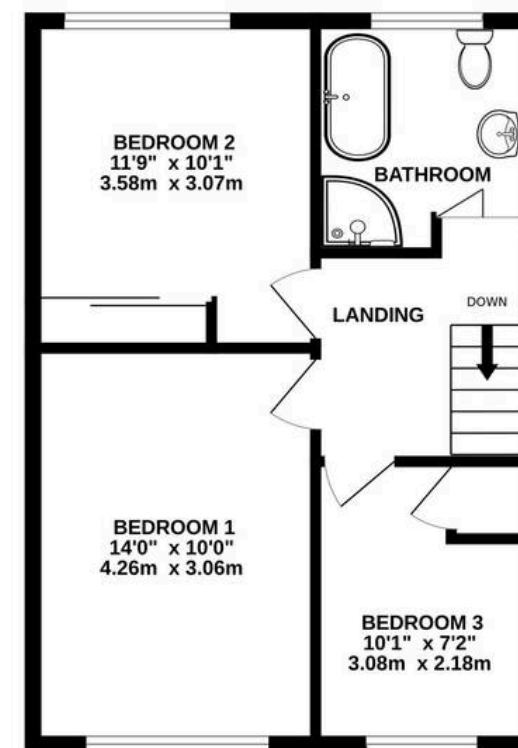
- Extended and stylishly presented link-detached home offering three/four bedrooms and high-quality finishes throughout.
- Stunning open-plan living/dining kitchen with premium fittings, opening into a bright family/garden room for superb everyday living.
- Spacious sitting room featuring an attractive box bay window and ample natural light.
- Versatile ground-floor guest bedroom/studio with its own modern en-suite shower room, ideal for guests or multi-purpose use.
- Additional morning room with utility area plus a recently upgraded downstairs WC and first-floor family bathroom.
- Large, beautifully landscaped corner-plot gardens providing exceptional privacy, mature planting, and multiple seating areas.
- Outdoor features including a summer house, garden store, and hot tub, perfect for relaxation and entertaining.
- Solar panel electricity system benefiting from the government feed-in tariff, along with ample driveway parking.



GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 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.
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