

FREEHOLD



House - Semi-Detached

9 PARKGATE LANE,  
KNUTSFORD, WA16  
8EZ

£410,000

#### FEATURES

- Private enclosed rear garden
- Potential to extend/develop (STPP)
- Off road parking
- Close to local amenities
- Walking distance to Knutsford centre



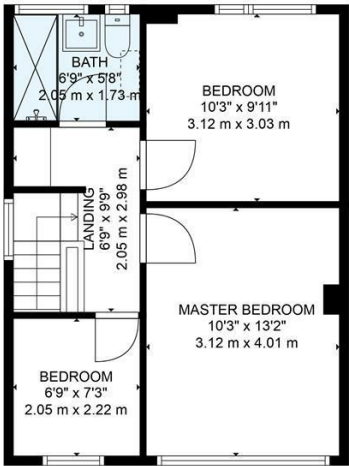
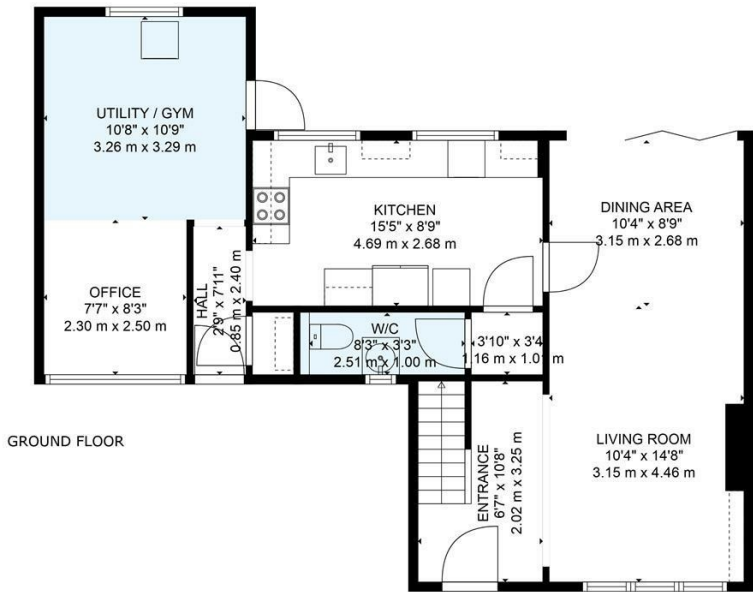
ACOBAS

# 3 Bedroom House - Semi-Detached located in Knutsford

For sale with no onward chain.

Acobas are delighted to present this conveniently situated, three bedroom semi detached property on the outskirts of Knutsford with off road parking for two vehicles. Having recently undergone modernisation, this home is ideal for an expanding family looking for walking distance to Knutsford centre. As well as boasting a close proximity to local amenities such as a Co-Op store and local bakery.

Upon entering the home, you are greeted by a flight of stairs to the left and a well maintained open plan living room / diner to the right which leads out into the rear garden through bi-fold doors. Followed by a downstairs WC, storage room and modern kitchen with fitted appliances. The remainder of the ground floor is currently used as an office/home gym but was initially converted to act as a fourth bedroom. It also allows the purchaser to have the flexibility of a second living room and wash room.

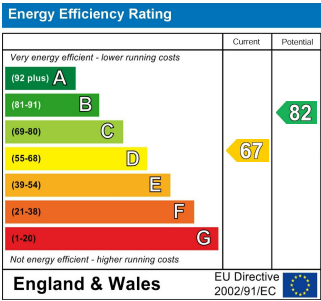


TOTAL: 1129 sq. ft, 105 m2  
GROUND FLOOR: 723 sq. ft, 67 m2, FIRST FLOOR: 406 sq. ft, 38 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Council Tax Band  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

