

LEASEHOLD



House - Semi-Detached (EPC Rating: D)

**26 LILYBROOK DRIVE, KNUTSFORD, WA16**

**8WR**

Offers in excess of

**£450,000**

**ACOBAS**



3



2



2



D

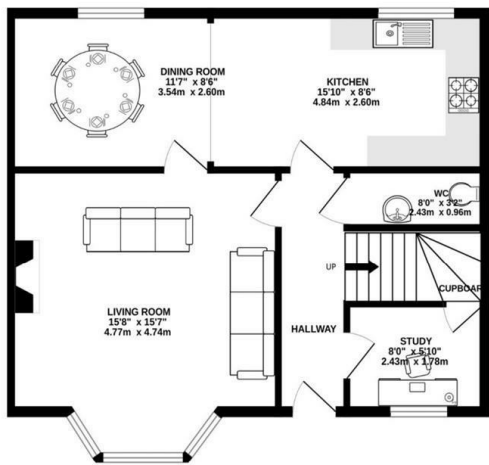
# 3 Bedroom House - Semi-Detached located in Knutsford

For sale with no onward chain.

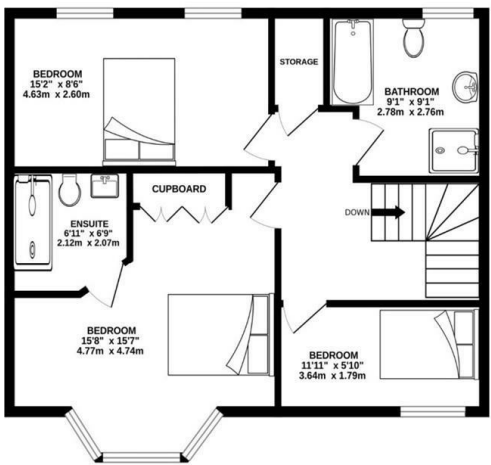
Welcome to this charming semi-detached house on Lilybrook Drive, Knutsford.  
This delightful property boasts a spacious 1226 sqft of living space, perfect for a young family looking to relocate or someone wishing to be closer to the village.

You enter the property and are greeted by a spacious hallway with a colourful two piece downstairs WC, a bright study and under-stairs storage cupboard. Also, a kitchen with built in modern appliances flowing into a cosy, light filled dining area - providing a home fit for the keen cook. The focal point of the home is the immaculate living area, with gas fireplace and large windows.

GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.

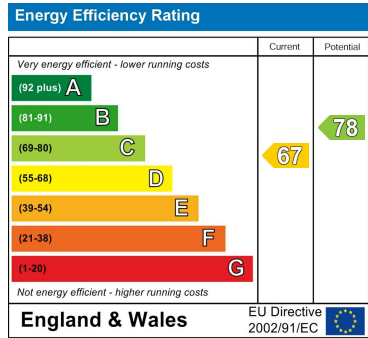


1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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Council Tax Band  
**D**  
Energy Performance Graph



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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.