

FREEHOLD



House - Semi-Detached

**125 WARREN
AVENUE,
KNUTSFORD, WA16
0AL**

£495,000

FEATURES

- Attractive semi-detached house
- Walking distance to Knutsford centre
- Off road parking
- Open plan living/dining room
- Modern Worcester boiler
- Three double bedrooms



ACOBAS

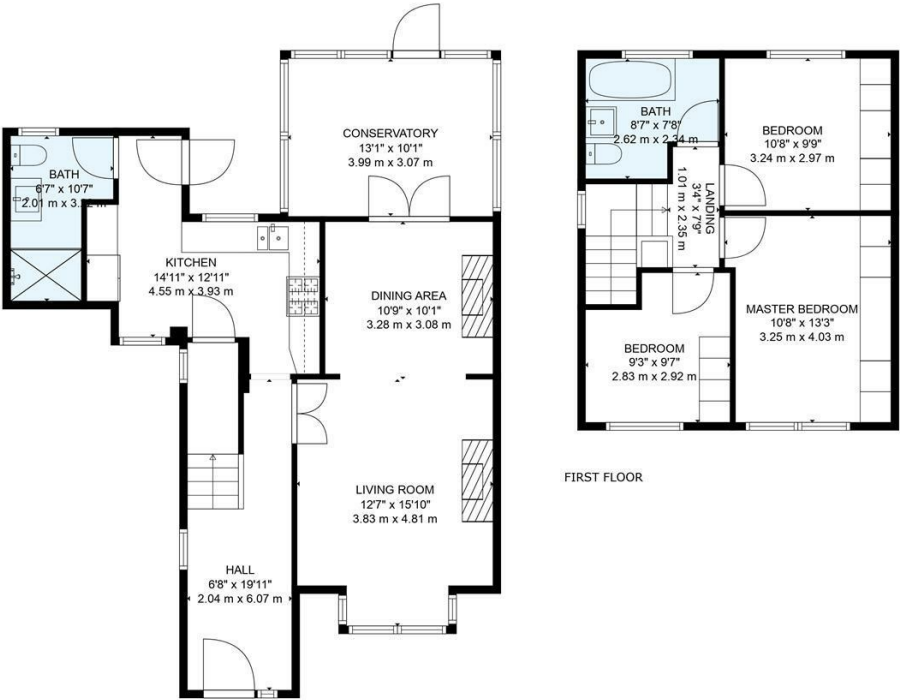
3 Bedroom House - Semi-Detached located in Knutsford

Acobas are delighted to offer a fantastic opportunity to acquire a well presented semi detached home within walking distance of Knutsford town centre. The property is set back from the road, with parking for up to 3 vehicles.

Internal accommodation comprises:

Ground floor:

Spacious hallway, large living room with gas fireplace, dining room for up to 8 guests and rear conservatory / second reception room. Kitchen with gas cooker & dual ovens. Under stairs storage cupboard containing a modern Worcester boiler. Side extension (recently reroofed) - Boasting a newly converted three piece downstairs bathroom with walk in shower.



GROUND FLOOR

FIRST FLOOR

TOTAL: 1239 sq. ft, 115 m2
GROUND FLOOR: 783 sq. ft, 73 m2, FIRST FLOOR: 456 sq. ft, 42 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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