

FREEHOLD



House - Semi-Detached

**18 CONWAY CLOSE,
KNUTSFORD, WA16
9DH**

£425,000

FEATURES

- Three bedrooms and two reception rooms
- South Westerly facing garden
- Close proximity to highly rated local schools
- Walking distance to Knutsford centre
- Quiet cul-de-sac location
- Potential to extend (STPP)



ACOBAS

3 Bedroom House - Semi-Detached located in Knutsford

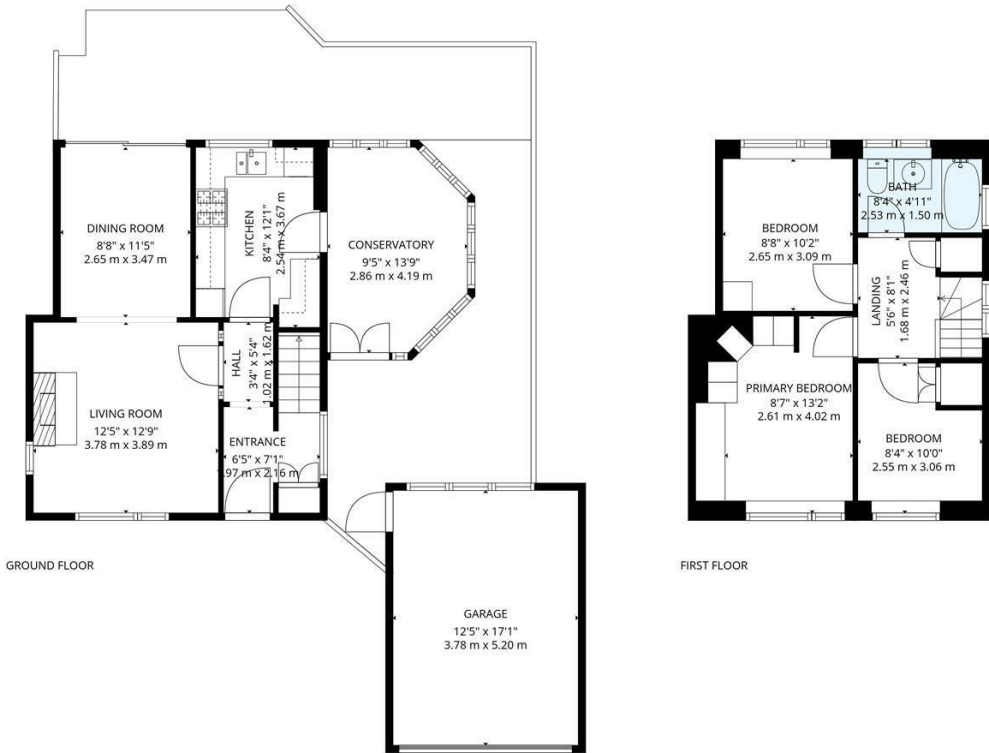
Nestled in the charming area of Conway Close, Knutsford, this semi-detached house presents a fantastic opportunity for those looking to create their ideal home. Built between 1967 and 1975, the property offers a generous 1,011 sq ft of living space, making it well-suited to families or individuals seeking room to grow.

Ground Floor:

The ground floor comprises an entrance hallway leading into a separate living/dining room with bi-fold doors opening onto the rear garden, a light-filled fully fitted kitchen and a separate conservatory.

First Floor:

Upstairs, there are three well-proportioned bedrooms: a principal bedroom with built-in wardrobes overlooking the front of the home, a second double bedroom with views over the garden and a third



TOTAL: 1011 sq. ft, 94 m2
 GROUND FLOOR: 563 sq. ft, 52 m2, FIRST FLOOR: 448 sq. ft, 42 m2
 EXCLUDED AREAS: GARAGE: 211 sq. ft, 20 m2, "": 431 sq. ft, 40 m2, WALLS: 135 sq. ft, 12 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Council Tax Band
D

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.

