

FREEHOLD



House - Mid Terrace

# 9 OVERFIELDS, KNUTSFORD, WA16 8LQ

## £250,000

### FEATURES

- Beautifully presented three-bedroom mid-terrace home
- Spacious open-plan living and dining room
- Modern fitted kitchen with excellent storage and worktop space
- Two generous double bedrooms plus a versatile third bedroom



ACOBAS

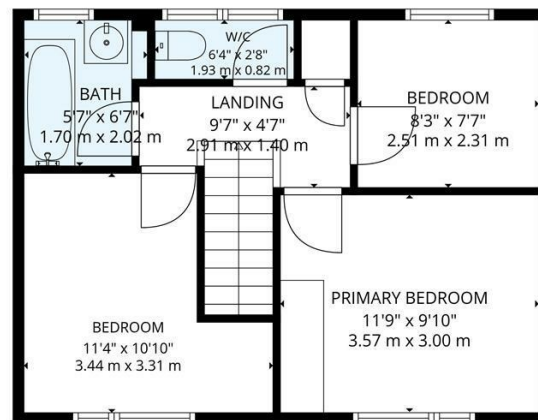
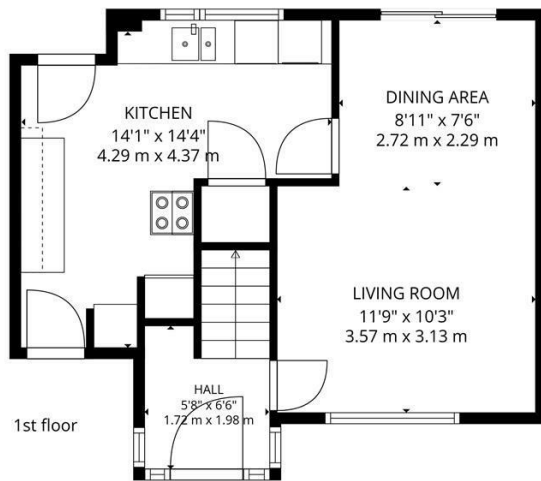
# 3 Bedroom House - Mid Terrace located in Knutsford

Acobas are delighted to present this beautifully presented three-bedroom mid-terrace home, offering spacious accommodation and a generous rear garden, all within a popular residential location just moments from Knutsford town centre, excellent schools and everyday amenities. Perfectly suited to first-time buyers, young families or investors, this is a home ready to move straight into.

Call us on  
**01565 396 356**

[info@acobas.co.uk](mailto:info@acobas.co.uk)  
[www.acobas.co.uk](http://www.acobas.co.uk)

**Council Tax Band**  
**B**



**TOTAL: 821 sq. ft, 77 m2**  
1st floor: 405 sq. ft, 38 m2, 2nd floor: 416 sq. ft, 39 m2  
EXCLUDED AREAS: WALLS: 87 sq. ft, 8 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

