

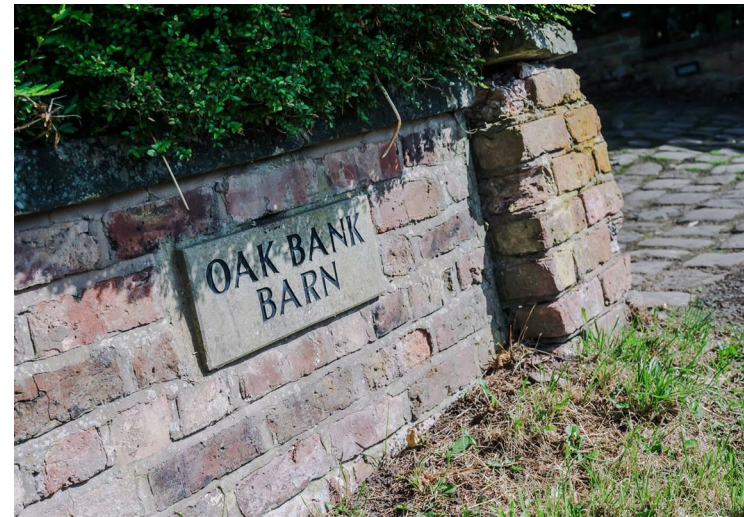


Oakbank Barn Moss Lane Knutsford, Cheshire, WA16 7BU

Asking Price £810,000

- Barn conversion
- Spacious accommodation
- 1.25 acre plot
- Cobbled courtyard area and a front garden.
- Beautiful views over the countryside
- Countryside near Wilmslow, Alderley Edge, and Knutsford.
- 25ft lounge dining kitchen with Miele appliances.
- Ample parking space
- Includes a stable block
- Original barn-features









Council Tax Band:
Tax Band F

Tenure:
Freehold

Local Authority:

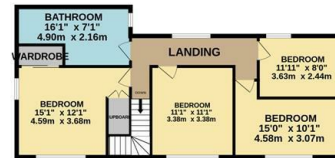
OUTBUILDINGS
490 sq.ft. (45.5 sq.m.) approx.



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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