







# 13 Beechwood

Knutsford

A well-presented four-bedroom link-detached home in quiet cul-de-sac near Knutsford centre and top schools. South-facing garden, flexible layout, driveway parking, ideal for modern family living.

Council Tax band: D

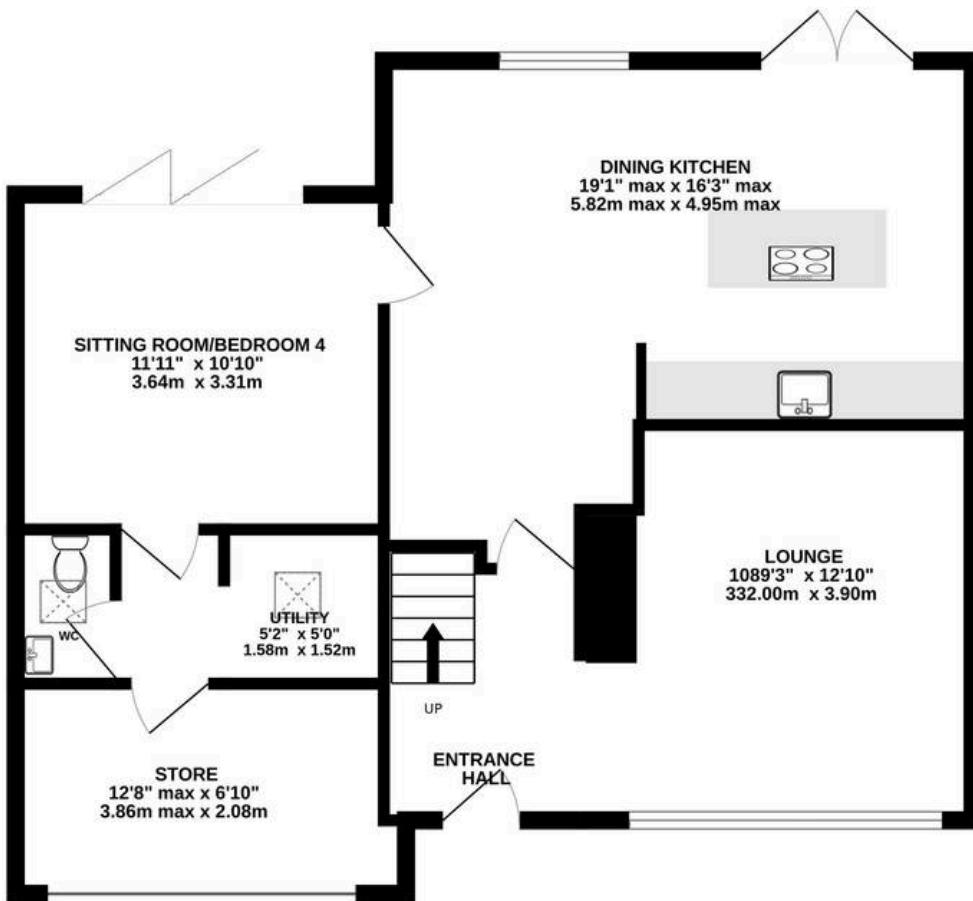
Tenure: Leasehold

EPC Energy Efficiency Rating: TBC

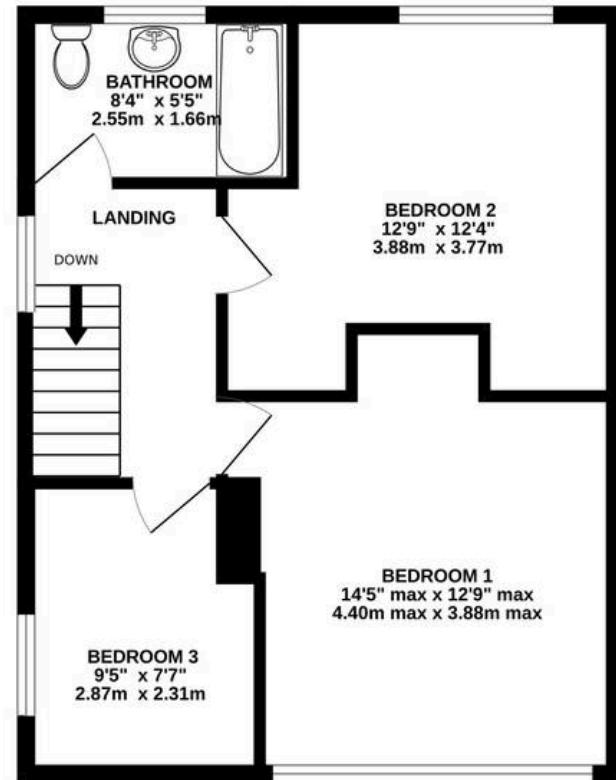
- Flexible accommodation with three or four bedrooms
- Open plan kitchen/diner opening into south facing rear garden
- Light and spacious feel throughout
- Quiet cul-de-sac position near two sought-after schools
- Driveway parking for two cars
- A short walk from Knutsford town centre



GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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