











17 Beechwood

Knutsford

A stylish, spacious family home on quiet cul-de-sac in Knutsford. Modern open-plan living, 4 bedrooms, 2 bathrooms, stunning south-facing garden, garage, driveway.

Council Tax band: D

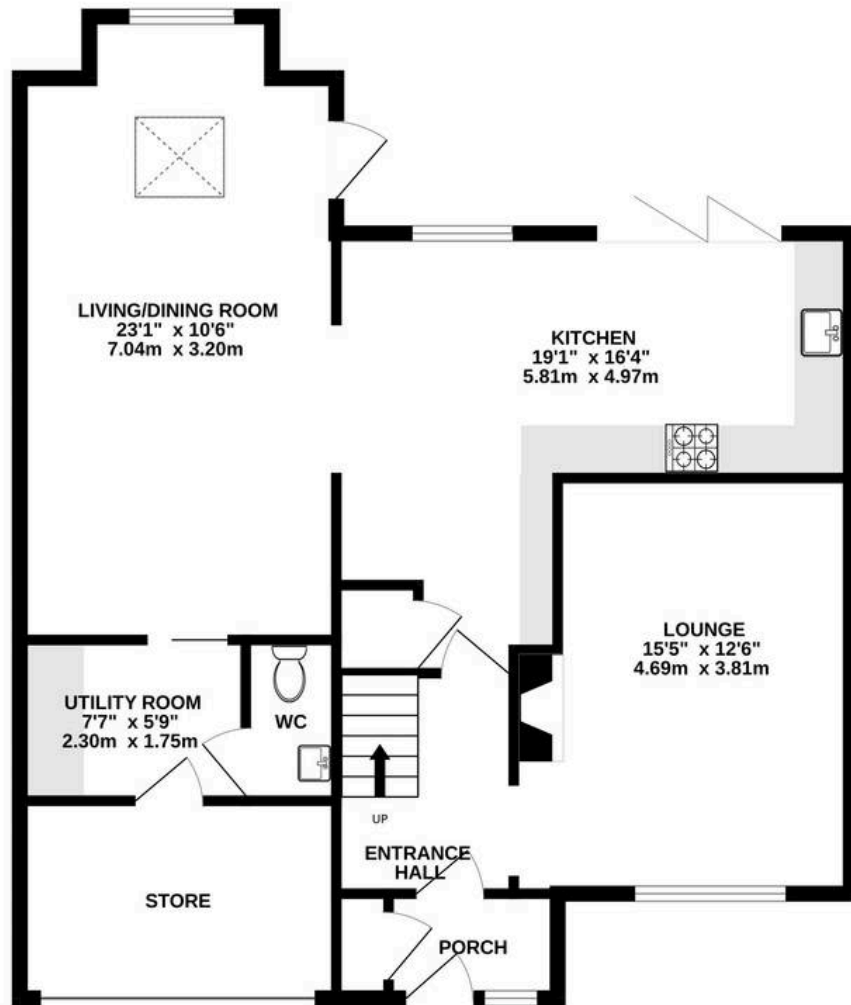
Tenure: Freehold

EPC Energy Efficiency Rating: C

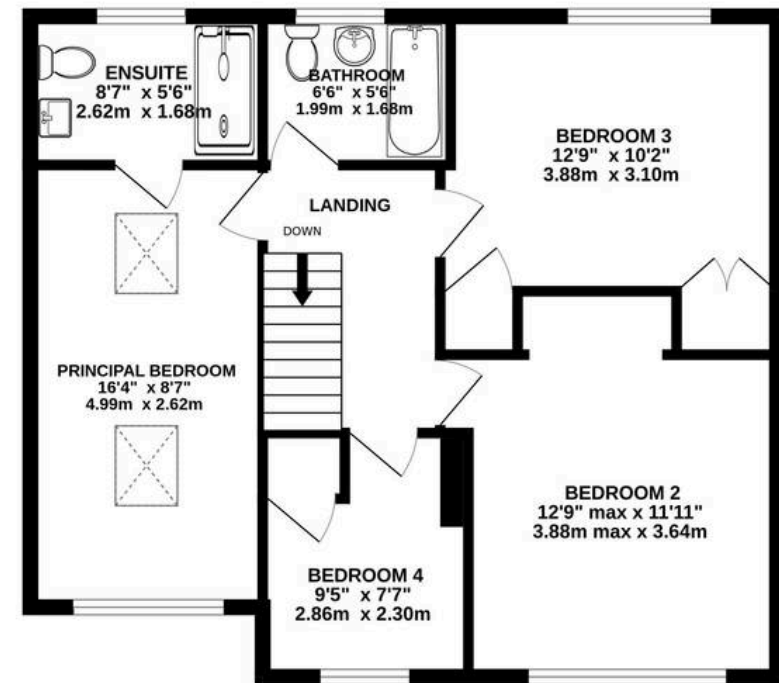
- Stylishly extended four-bedroom, two-bathroom link-detached home set in a quiet and desirable Knutsford cul-de-sac.
- Modern open-plan kitchen, dining and living space with direct access to the south-facing garden
- Well-proportioned bedrooms, including a principal suite with contemporary en-suite shower room.
- Spacious lounge with fire, plus utility room, downstairs WC, and integral storage garage.
- Landscaped rear garden with composite decking, ideal for entertaining and enjoying the sun.
- Driveway parking for two vehicles and within walking distance of two top primary schools and Knutsford town centre.



GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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