



Stuart
Rushton

 Stuart
Rushton
& COMPANY

19 Aylesby Close, Knutsford - WA16 8AE
£825,000





19 Aylesby Close

Knutsford

An attractive four-bed detached home on a quiet cul-de-sac in Knutsford. Spacious living, private garden, double garage, scope to extend, and excellent school catchment.

Council Tax band: G

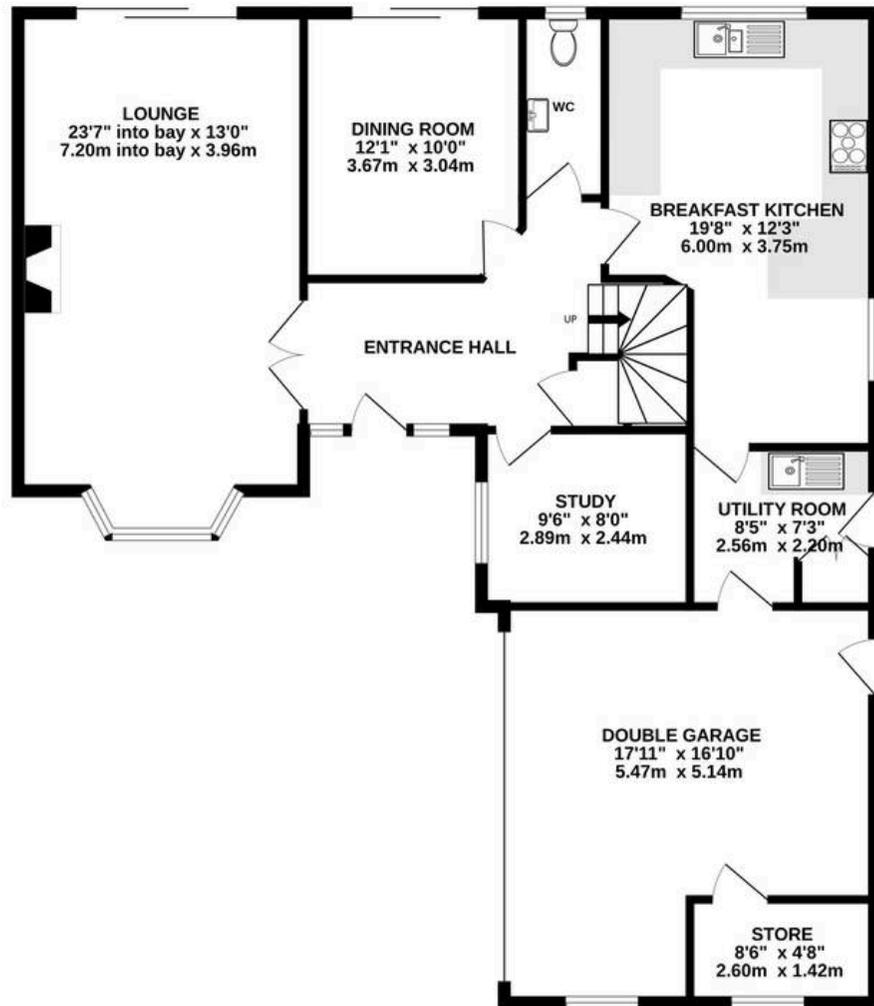
Tenure: Freehold

EPC rating: D

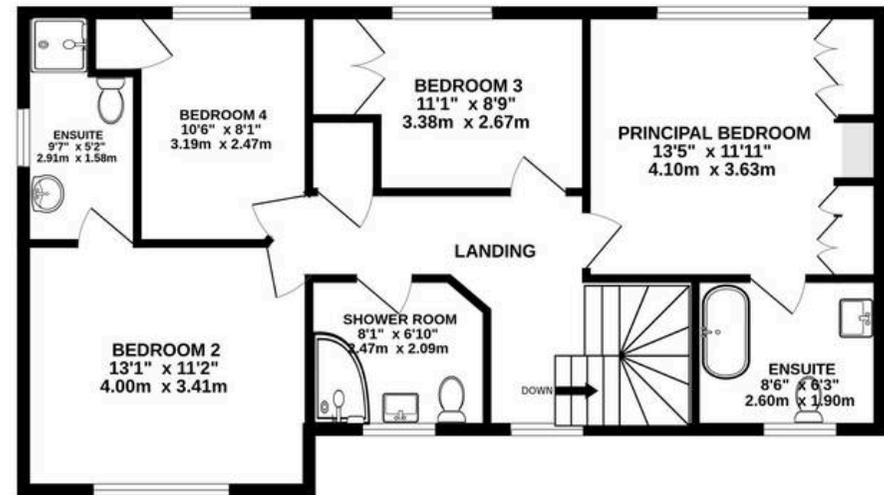
- Brilliant family home upon sought-after cul-de-sac
- Backing onto allotments with great privacy
- Great scope for extension and reconfiguration (SSTP)
- Four good bedrooms, plus three bathrooms and downstairs WC
- Various reception rooms plus a dining kitchen
- Downstairs WC and dedicated study/playroom
- Double garage and driveway parking for 3 or 4 cars



GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 2071 sq.ft. (192.4 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.



Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.