



Stuart
Rushton

 Stuart
Rushton
& COMPANY

17 Lilybrook Drive, Knutsford – WA16 8WR
£539,500





17 Lilybrook Drive

Knutsford

A stylish three-bed semi in quiet Knutsford spot. Three floors, open plan living, ensuite, private garden, parking for two, no chain. Walk to town, shops, and transport.

Council Tax band: E

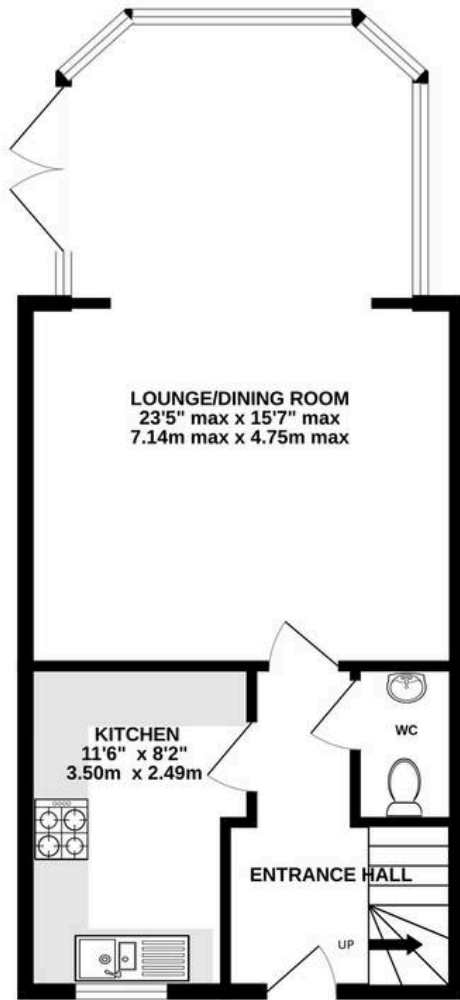
Tenure: Leasehold

EPC Energy Efficiency Rating: C

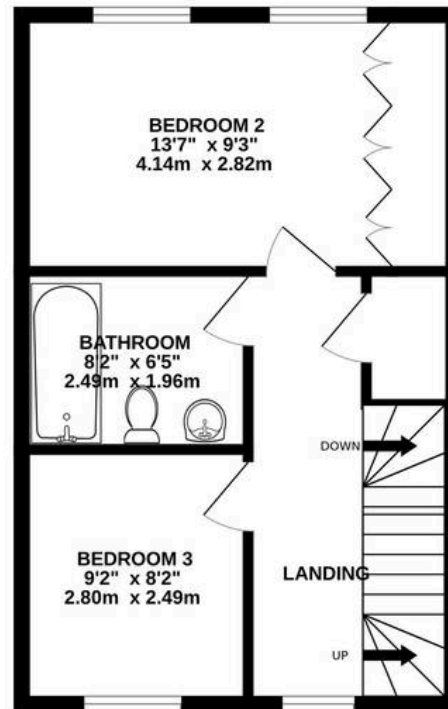
- Quiet residential setting just a few minutes walk from the town
- Stylish high specification finish throughout with premium components
- Large open plan lounge/diner ideal for entertaining
- Fitted kitchen with a range of integrated appliances
- Two contemporary bathrooms, including one ensuite, plus a downstairs WC
- No onward chain



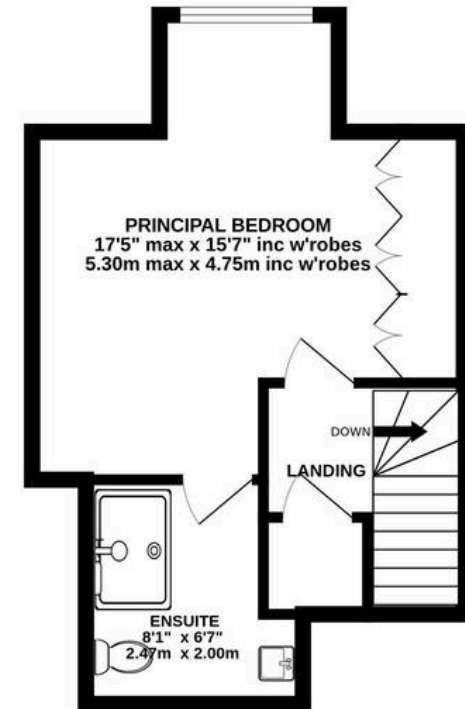
GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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



**Stuart
Rushton**
& COMPANY

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.