

FREEHOLD



House - Semi-Detached

**36 MANSION DRIVE,  
KNUTSFORD, WA16  
8BZ**

**£395,000**

### FEATURES

- Beautifully presented three bedroom semi detached home
- Walking distance to Knutsford town centre and railway station
- South facing rear garden
- Generous off road parking
- Close proximity to highly rated primary/secondary schools
- Ideal for families or first-time buyers



**ACOBAS**

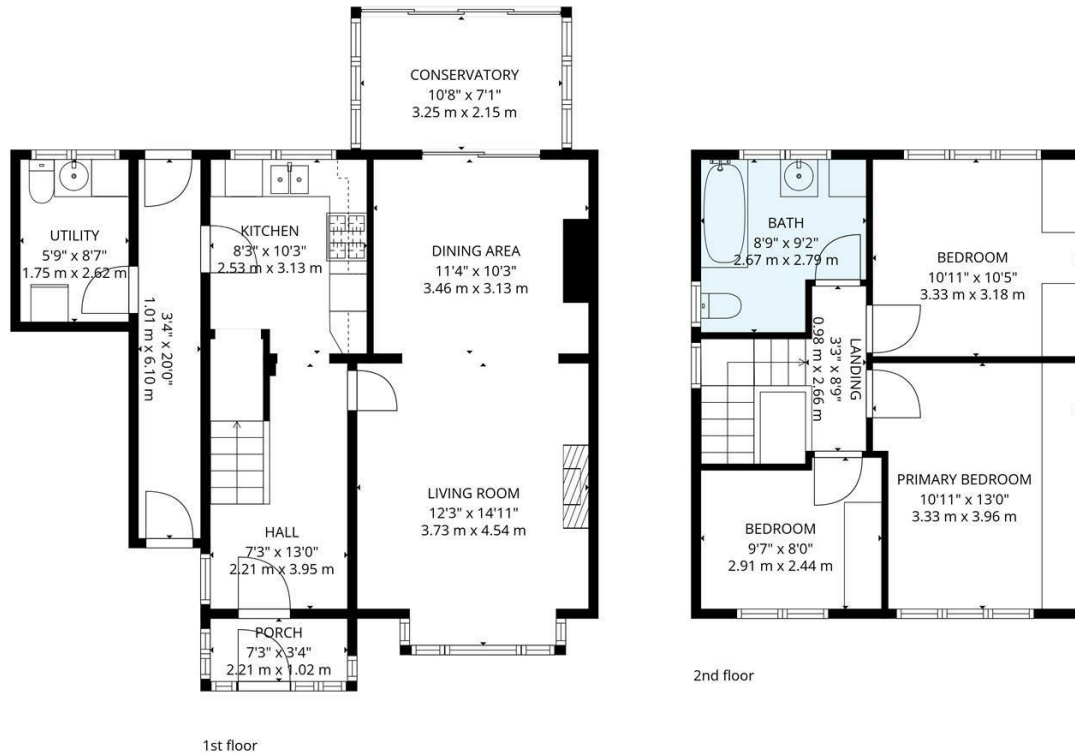
# 3 Bedroom House - Semi-Detached located in Knutsford

Acobas are delighted to present this beautifully maintained three-bedroom semi-detached family home, positioned on the ever-popular Mansion Drive, just a short distance from Knutsford town centre, highly regarded schools and excellent transport links.

Call us on  
01565 396 356

[info@acobas.co.uk](mailto:info@acobas.co.uk)  
[www.acobas.co.uk](http://www.acobas.co.uk)

Council Tax Band  
**C**



**TOTAL: 1018 sq. ft, 95 m2**  
1st floor: 579 sq. ft, 54 m2, 2nd floor: 439 sq. ft, 41 m2  
EXCLUDED AREAS: PORCH: 24 sq. ft, 2 m2, "": 107 sq. ft, 10 m2, UTILITY: 49 sq. ft, 5 m2,  
WALLS: 119 sq. ft, 11 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive		
	2002/91/EC		

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

