

FREEHOLD



House - Semi-Detached

2 LEIGH AVENUE,  
KNUTSFORD, WA16  
8JD

£385,000

#### FEATURES

- Three bedrooms
- Private rear garden
- New boiler & modern appliances
- Potential to extend (STPP)
- Off road parking
- Walking distance to Knutsford centre
- Chain free



ACOBAS

# 3 Bedroom House - Semi-Detached located in Knutsford

Acobas are delighted to present to the market this well-proportioned three-bedroom semi-detached home, ideally positioned within a quiet residential setting just a short distance from Knutsford town centre and its excellent range of shops, restaurants and highly regarded schools.

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

**B**



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.

