







# 12 Arundel Close

Knutsford

An extended, well presented modern detached house with a superb large garden, occupying a prime position in the corner of a highly desirable cul-de-sac, close by and within the catchment of Bexton School, and walking distance of the town centre and railway station.

Council Tax band: G

Tenure: Freehold

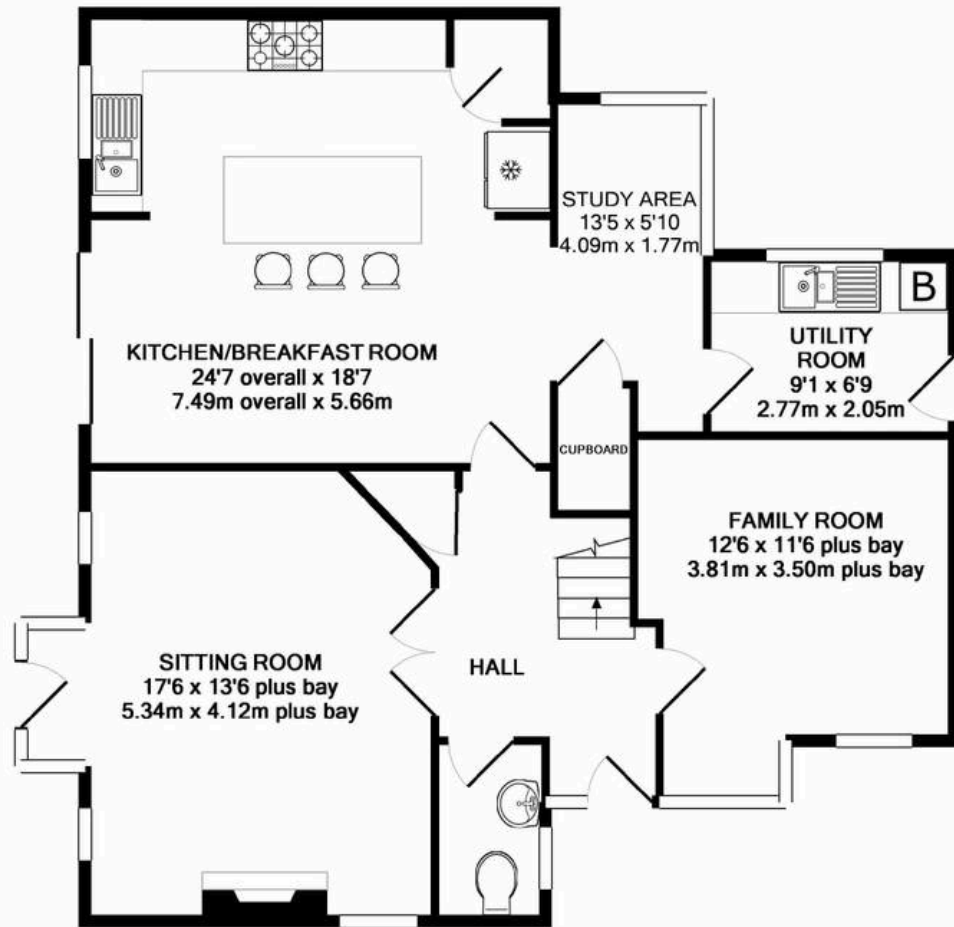
EPC Energy Efficiency Rating: C

- Spacious modern detached house in an excellent location, close to Bexton School and the town
- Quite cul de sac position, excellent large garden and detached double garage
- Four bedrooms, two bathrooms and three reception rooms
- Easy walking distance of the schools, town centre and railway station

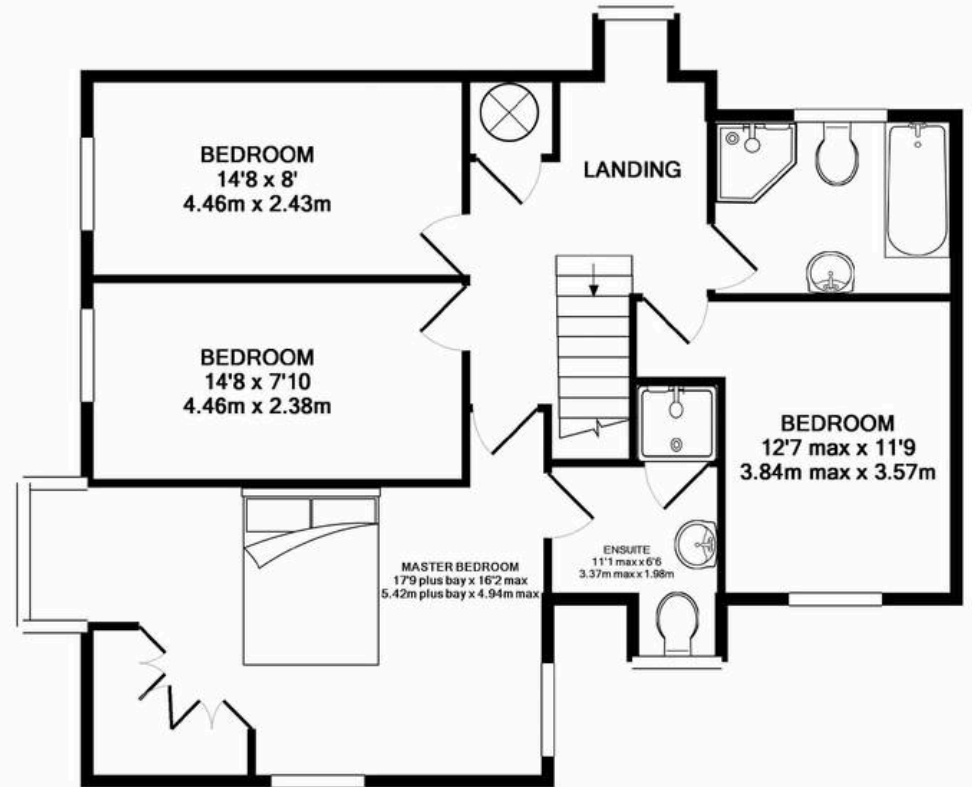








GROUND FLOOR  
APPROX. FLOOR  
AREA 989 SQ.FT.  
(91.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 814 SQ.FT.  
(75.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1803 SQ.FT. (167.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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