





## 2 Knutsford Road

Antrobus, Northwich

Two Bedroom, Semi-Detached Home in Antrobus with a fantastic rear garden overlooking fields.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Spacious, Semi-Detached Home
- Two Double Bedrooms
- Overlooking Fields
- Set on a Fantastic Plot
- Fabulous Rear Garden
- Set in Antrobus
- Downstairs WC
- Dining/Sitting Room
- Private Driveway
- Video Tour Available

**Entrance Hallway**

Providing access to the front room. Staircase leading upstairs.

**Lounge**

Bay fronted window. Fireplace point. Door through to Dining Room.

**Dining/Sitting Room**

Log burner with the brick fireplace point. Access to storage cupboard and Downstairs WC. Access to Kitchen.

**Kitchen**

Fitted with a range of wall, drawer and base units with worksurfaces above. Two windows, one to the side aspect of the home, and one overlooking rear garden. Field views. Access to the conservatory.

**Conservatory**

Glazing throughout, access to side of home. Access to Kitchen.

**Downstairs WC**

Downstairs WC with low level WC, Hand wash basin and frosted window.

**Landing**

Glazed window to the rear aspect of the home. Access to both bedrooms and bathroom.

**Master Bedroom**

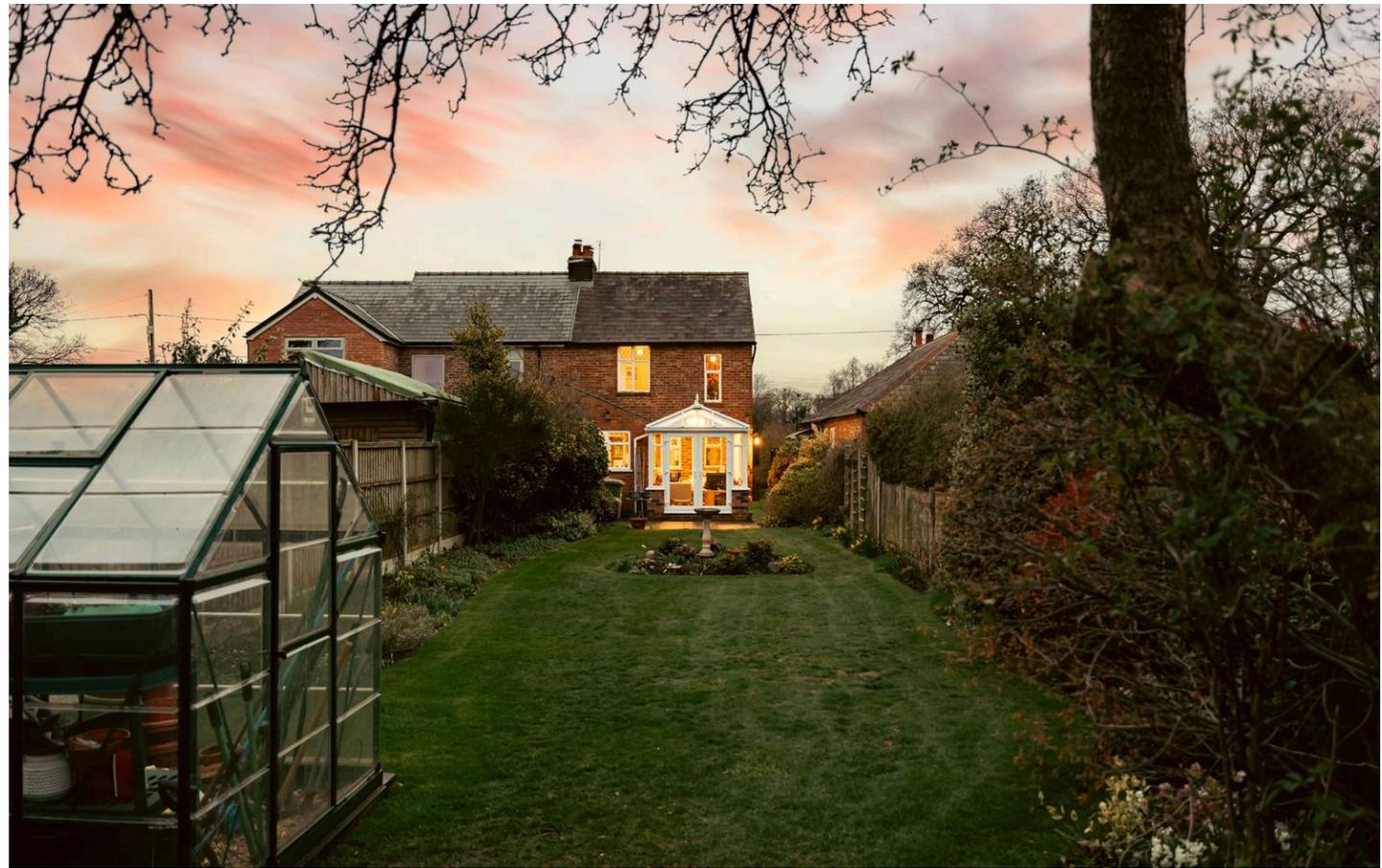
Window to the rear of the home, built in storage option.

**Bedroom Two**

Window to the front of the home.

**Bathroom**

Bathtub with overhead shower, low level WC, hand wash basin and heated towel rail. Frosted window.



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**DETAILS**

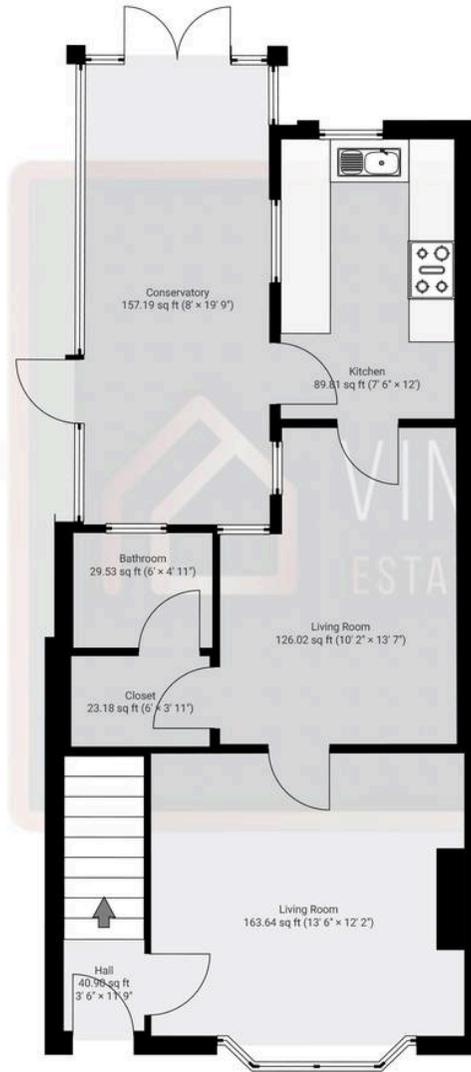
Total area: 975.24 sq ft  
Living area: 975.24 sq ft  
Floors: 2  
Rooms: 14

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



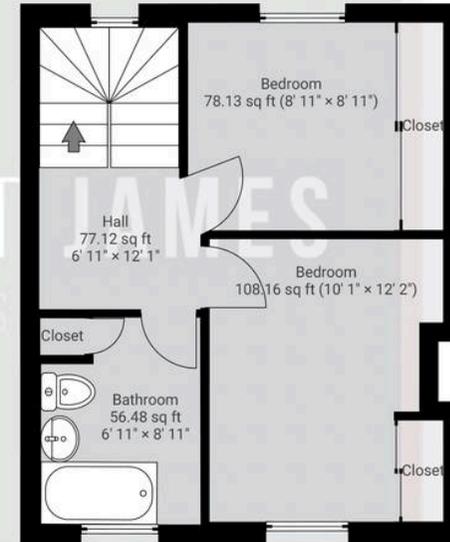
▼ **Ground Floor**

TOTAL AREA: 629.87 sq ft • LIVING AREA: 629.87 sq ft • ROOMS: 7



▼ **1st Floor**

TOTAL AREA: 345.37 sq ft • LIVING AREA: 345.37 sq ft • ROOMS: 7



**Vincent James Estate Agents**

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