

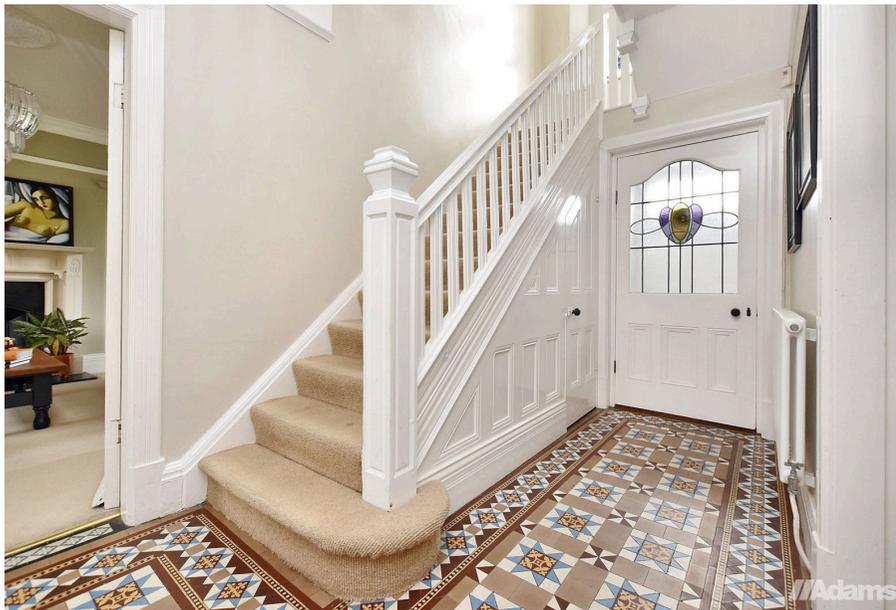


 Adams

# Higher Knutsford Road, WA4 2JS

Offers Over £850,000

5 2 4



## Stunning 5-Bedroom Period Semi-Detached Home

Immaculately presented and full of character, this spacious 5-bedroom semi-detached period property is located in the popular area of Stockton Heath.

Boasting three generous reception rooms and a large, stylish kitchen with dining area, this home offers flexible living space ideal for families and entertaining. Period features are found throughout, adding charm and elegance to every room.

Upstairs offers five well-proportioned bedrooms and two modern bathrooms, providing ample accommodation for growing families or those needing home office space.

Externally, the property benefits from a large private rear garden with garage.

Early viewing is highly recommended to appreciate the space, character, and location this exceptional home has to offer.

### Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

### Note

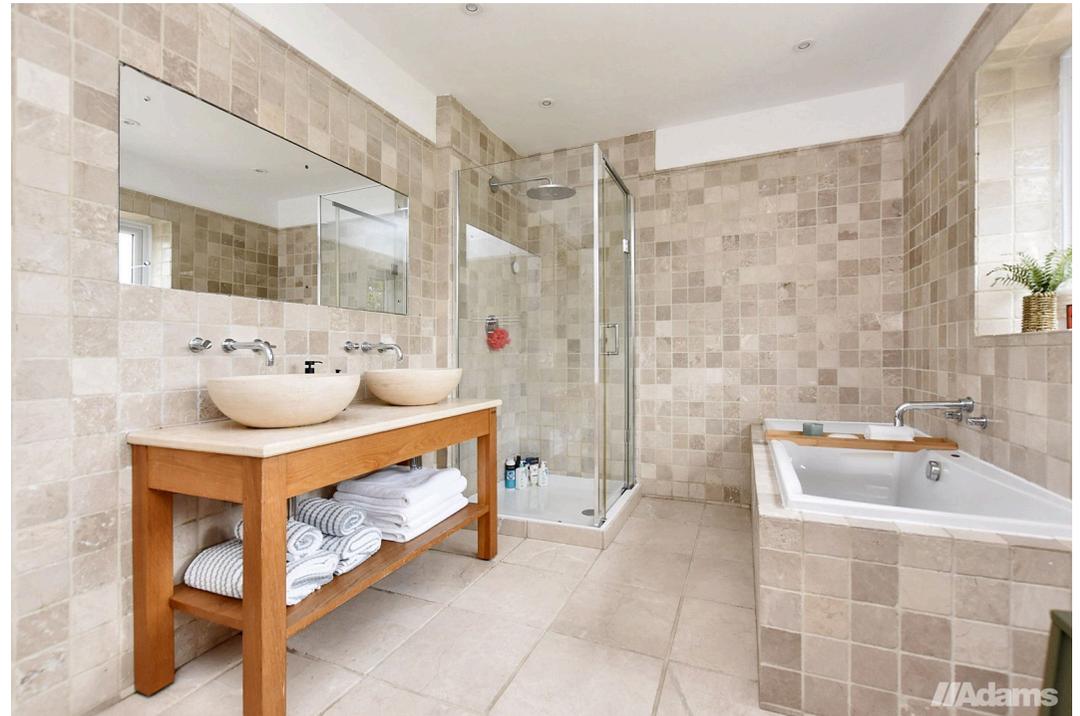
All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

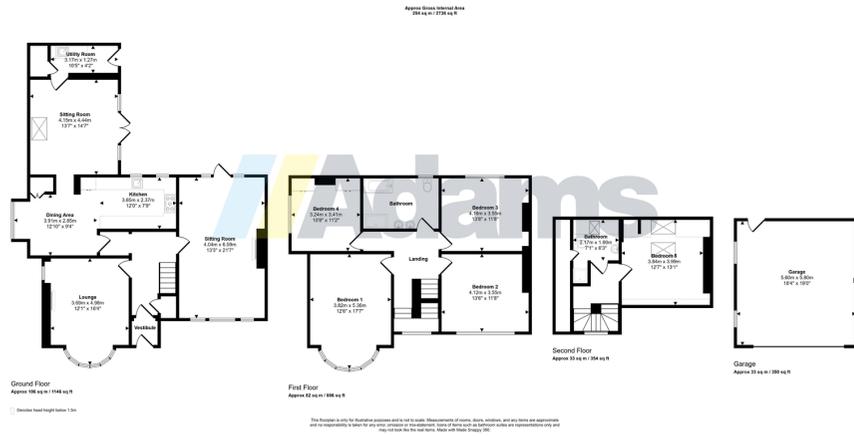
### Agents Notes

Tenure: Freehold

Council Tax Band: F

Local Authority: Warrington Borough Council





- Stunning Period Semi
- 5 Bedrooms
- Approx 2700 sqft
- Immaculately Presented Throughout
- Period Features
- Three Reception Rooms
- Large Rear Garden
- Garage
- Freehold



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>		78
(55-68) <b>D</b>	67	
(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	