

Stuart Rushton & COMPANY

2 Lichfield Close, Knutsford - WA16 8AU

£674,995

















2 Lichfield Close

Knutsford

A spacious five-bed, two-bath detached home on a corner plot in Knutsford. Features a conservatory, large garden, off-road parking, and scope to create open-plan living. Near schools and a green.

Council Tax band: E

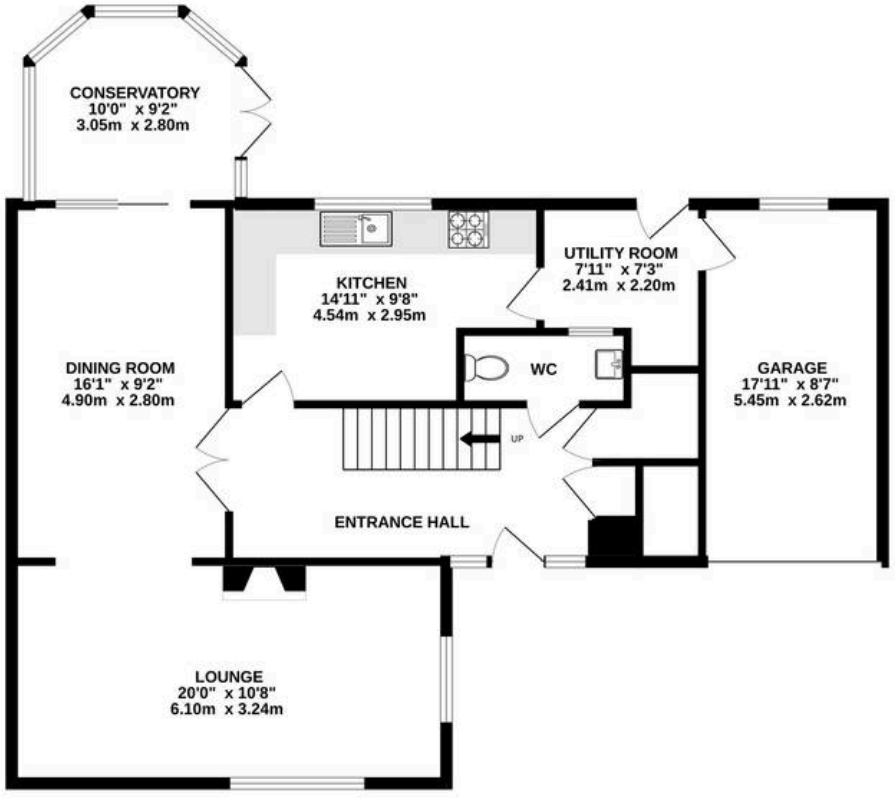
Tenure: Freehold

EPC Energy Efficiency Rating: B

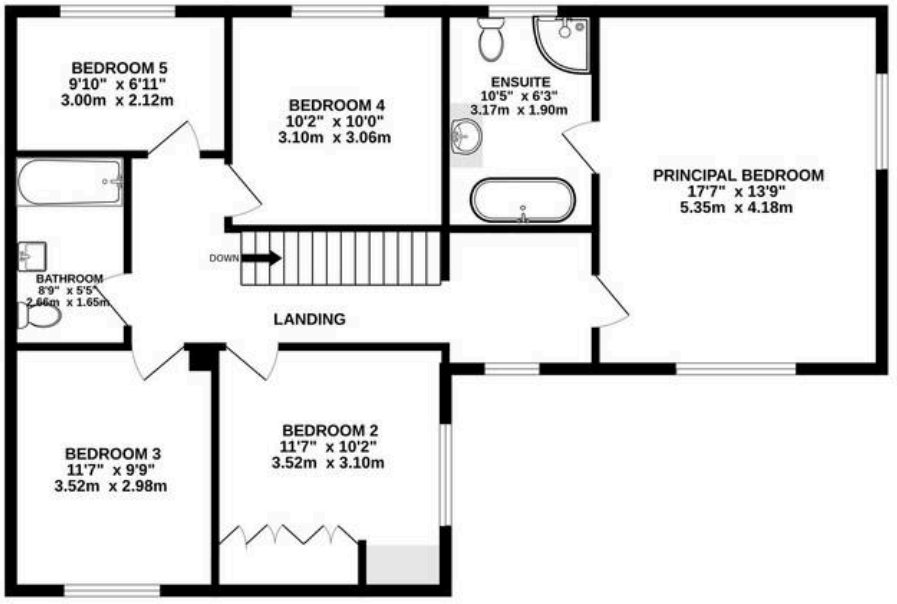
- Attractive detached family home in a popular Knutsford residential location
- Five bedrooms and two bathrooms, extending to approximately 1,946 sq ft
- Impressive principal bedroom with en-suite and lovely open views
- Spacious lounge, separate dining room and conservatory
- Excellent potential to knock through the kitchen and dining room to create an open-plan living space
- 11 photovoltaic solar panels with battery storage
- Generous block-paved driveway providing ample off-road parking with tethered Electric Vehicle Charging Point (5-10m)
- Mature rear garden with good privacy, open green views opposite and two popular primary schools within walking distance



GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 1946 sq.ft. (180.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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