







1 Hollow Lane

Knutsford

A handsome Edwardian home near Knutsford centre with three bedrooms, bay windows, cellar, south-facing garden and period features. Spacious, private and convenient location. Potential to extend.

Council Tax band: D

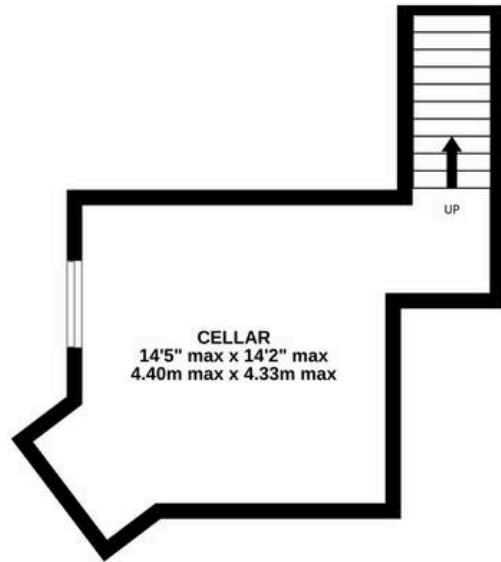
Tenure: Freehold

EPC Energy Efficiency Rating: F

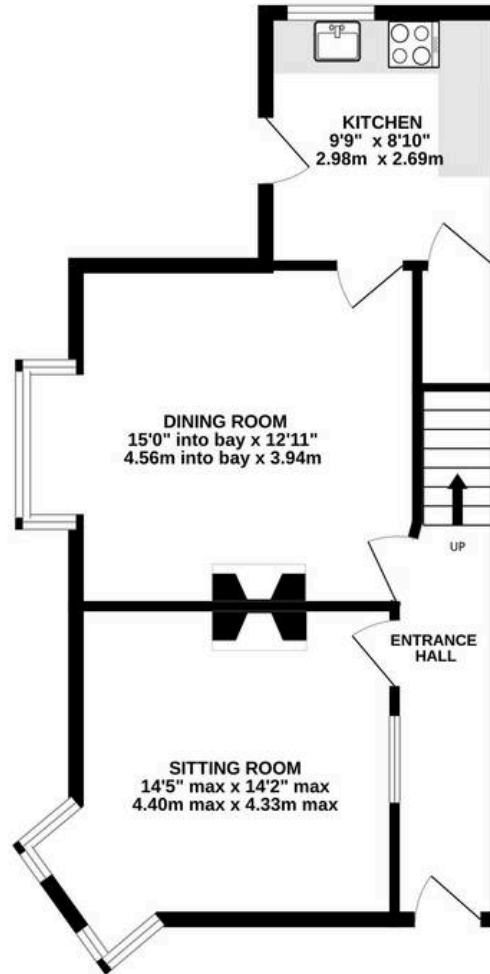
- No Onward Chain – Available with vacant possession for a straightforward purchase process.
- Distinctive Edwardian Home – Believed to be the original builder's house, featuring attractive period architecture and character features throughout.
- Three Bedrooms & Useful Cellar – Generous accommodation with further potential to convert the cellar into additional living space, subject to consents.
- Substantial South-Facing Plot – Larger-than-average garden enjoying excellent sunlight and a high degree of privacy.
- Prime Elevated Position – Set on a prominent hillside location, surrounded by mature trees and foliage, yet within walking distance of Knutsford town centre and the railway station.
- Future Extension Potential – Scope to reconfigure and enhance the accommodation, including creating a larger open-plan kitchen and additional bathroom facilities, subject to the necessary approvals.



BASEMENT
190 sq.ft. (17.6 sq.m.) approx.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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