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# Gaskell House, 21a Gaskell Avenue

Knutsford

An exceptional, high specification, brand new detached house in a wonderful position in the heart of the town centre conservation area, set within a picturesque south facing, third of an acre walled garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

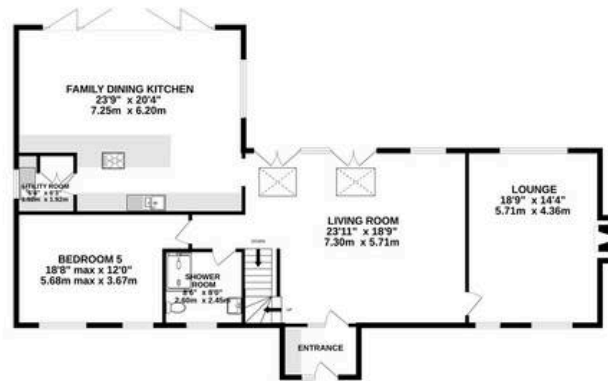
- Exceptional brand new detached house in a wonderful central position, in all about 3800sf
- Gated, charming walled gardens with South facing aspect, about a third of an acre
- Four/five bedrooms, three/four reception rooms, five bathrooms
- Gated driveway, excellent parking and detached double garage



LOWER GROUND FLOOR  
388 sq.ft. (35.4 sq.m.) approx.



GROUND FLOOR  
1361 sq.ft. (125.9 sq.m.) approx.



1ST FLOOR  
1300 sq.ft. (121.6 sq.m.) approx.



370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 3824 sq.ft. (355.3 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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