



Property Description

The Knutsford is a fantastic family home complemented by fine architecture and a modern and spacious interior which has been carefully designed around today's lifestyle.

The property also benefits from

- Luxury flooring including Amtico and Stainfree Select Carpets.
- Neff integrated kitchen appliances.

LOUNGE 10' 10" x 13' 11" (3300mm x 4250mm)

KITCHEN/DINING 16' 9" x 13' 4" (5100mm x 4065mm)

UTILITY 7' 8" x 7' 11" (2340mm x 2410mm)

WC/CLOAKS 7' 8" x 2' 9" (2340mm x 840mm)

GARAGE 9' 10" x 19' 8" (3000mm x 6000mm) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

BEDROOM ONE 13' x 14' 7" (3960mm x 4440mm)

EN SUITE 9' 8" x 5' 9" (2950mm x 1750mm)

BEDROOM TWO 14' 1" x 8' 3" (4290mm x 2515mm)

BEDROOM THREE 11' 8" x 9' (3560mm x 2740mm)

BATHROOM 7' 3" x 6' 3" (2210mm x 1910mm)

Council Tax Band - to be confirmed

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - data information not available

Broadband coverage - data information not available.

Networks in your area - data information not available.

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.



Arkall Farm
2, 3 & 4 bedroom homes

MORRIS

■ The Budworth
1 Bed
■ The Cotswold
2 Bedrooms
■ The Daresbury
2 Bedrooms
■ The Dalton
2 Bedrooms
■ The Dovestones
2 Bedrooms
■ The Ryedale
2 Bedrooms
■ The Houghton
3 Bedrooms
■ The Norfolk
4 Bedrooms
■ The Abingdon
3 Bedrooms
■ The Warwick
3 Bedrooms
■ The Winterton
4 Bedrooms



Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444