





9 Mallard Close

Knutsford

A substantially extended semi-detached home providing a modern open plan and highly flexible layout, with accommodation including four bedrooms, two bathrooms and three reception rooms, with driveway parking and a superb rear garden.

Tenure: Freehold

Council Tax band: C

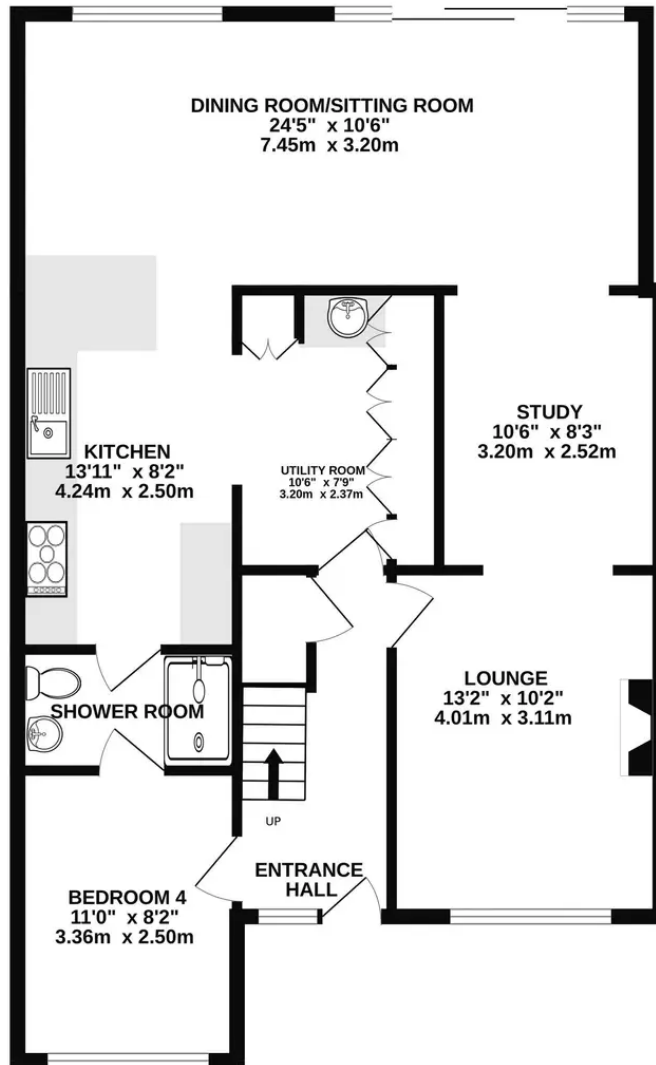
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

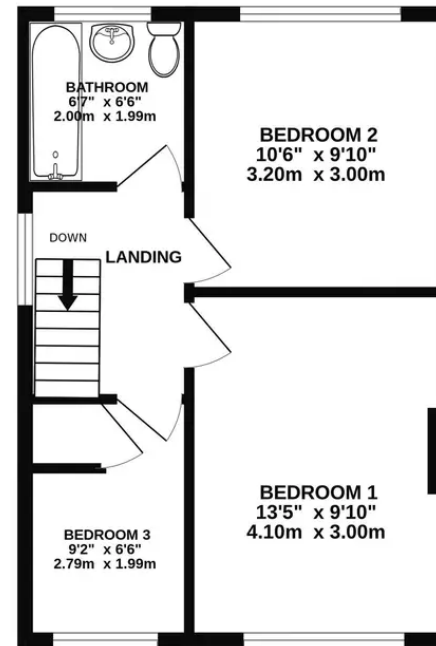
- Substantially extended accommodation
- Modern open plan living with great versatility
- Great sized rear garden with south-westerly aspect
- Four bedrooms and two bathrooms
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- Quiet cul-de-sac location near Tatton Park



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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