









# 45 Marthall Lane

Ollerton, Knutsford

A substantially extended four bedroom and two bathroom semi-detached family home providing more than 1400 square feet of flexible and open plan accommodation, within a sought-after semi-rural setting.

Just a short journey from Knutsford, Mobberley, Chelford and Alderley Edge, and ideally positioned for a selection of local schools and amenities.

Council Tax band: D

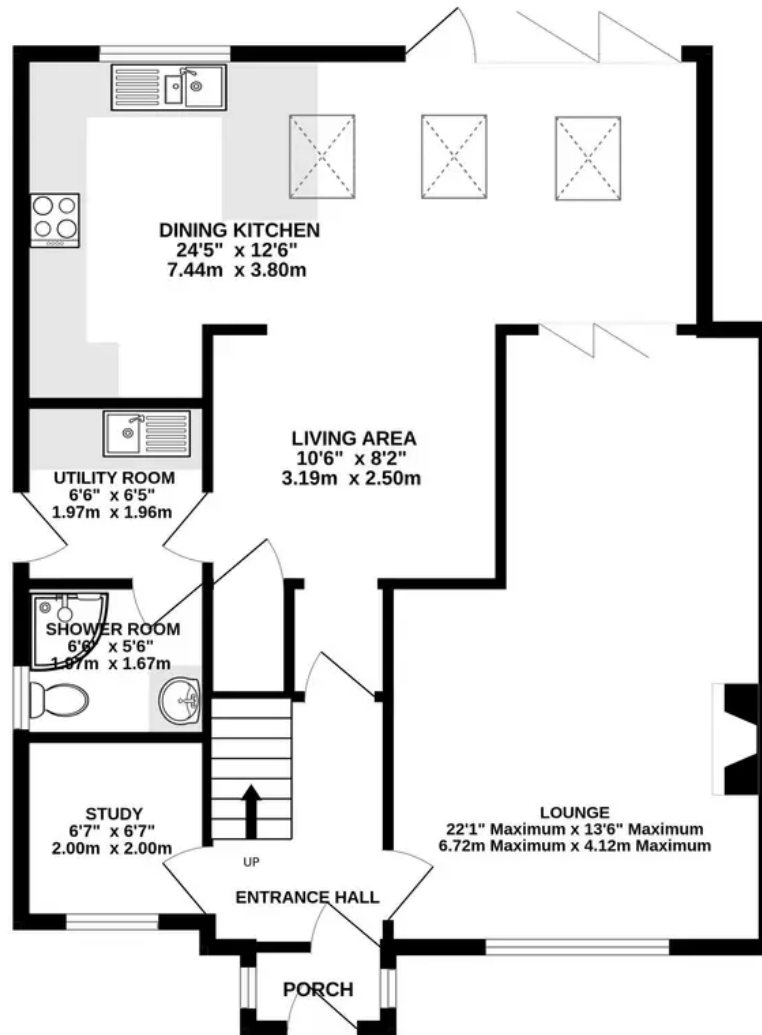
EPC Energy Efficiency Rating: C

- Modern open plan family accommodation
- Four bedrooms and two bathrooms
- Flexible living space with additional study
- Deep frontage with large driveway
- Lovely rear garden with great privacy
- Popular position near Knutsford, Mobberley and Alderley Edge

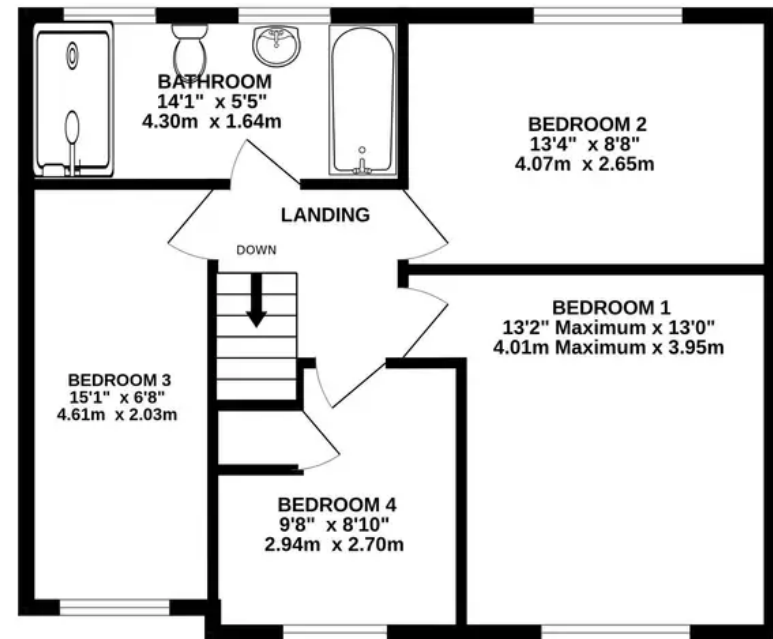




**GROUND FLOOR**  
829 sq.ft. (77.0 sq.m.) approx.



**1ST FLOOR**  
580 sq.ft. (53.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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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