





11 South Downs

Knutsford

Nestled within a highly regarded residential cul-de-sac, this impeccable 3-bedroom detached house offers a perfect blend of comfort and convenience. The interior features an open plan kitchen/diner, a light and spacious lounge, study or bedroom four, a large utility room, and a convenient downstairs WC. Three good sized first floor bedrooms, serviced by two bathrooms (including an ensuite to the principal bedroom). A driveway, storage garage, and a pretty front garden add to the allure of this inviting home. There is a stunning rear garden bathed in a Southwest aspect that provides both tranquillity and privacy. With ample space for outdoor entertainment, gardening, or simply basking in the afternoon and evening sun.

Council Tax band: F

Tenure: Freehold

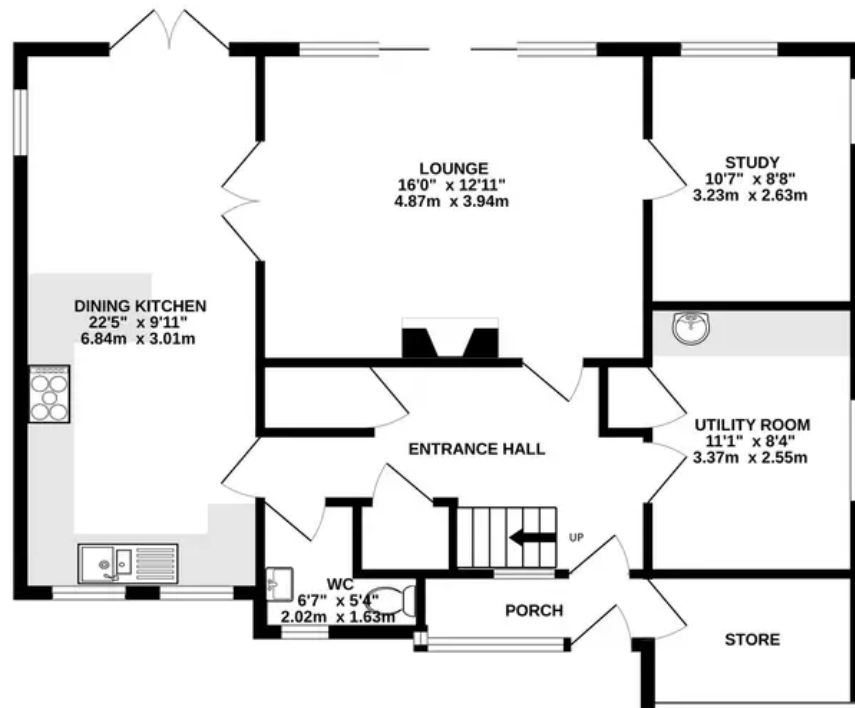
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

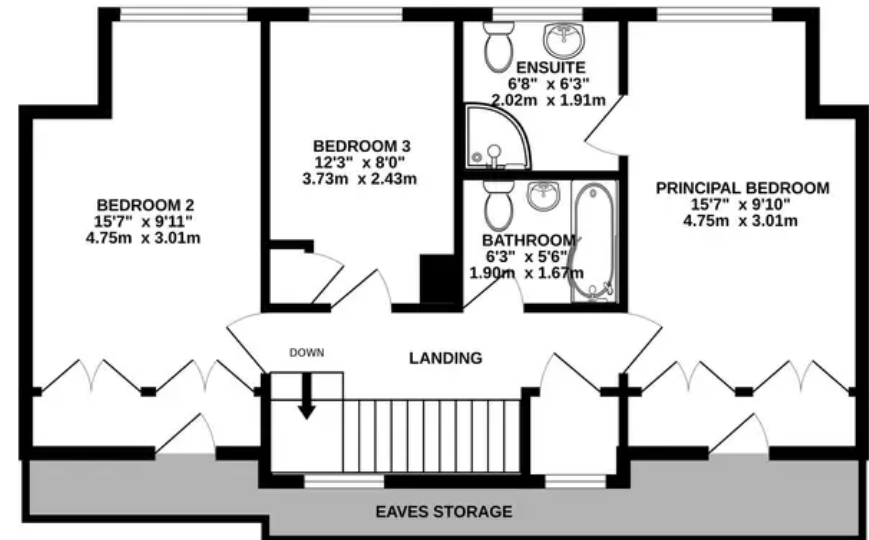
- Highly regarded residential cul-de-sac
- A short walk from the town centre and other amenities
- Three or four bedrooms and two bathrooms
- Large utility room and downstairs WC
- Driveway, storage garage and pretty front garden
- Stunning rear garden with SW aspect and great privacy



GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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