





3 Oakleigh

Knutsford

A modern detached family house in a popular and sought after location in the towns premier district, ripe for improvement, alteration and extension, offered for sale with a fantastic planning consent for a complete renovation project, which would transform the house into a fantastic large contemporary home of around 2600 square feet.

Council Tax band: G

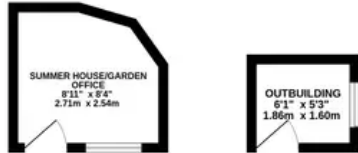
Tenure: Freehold

EPC Energy Efficiency Rating: D

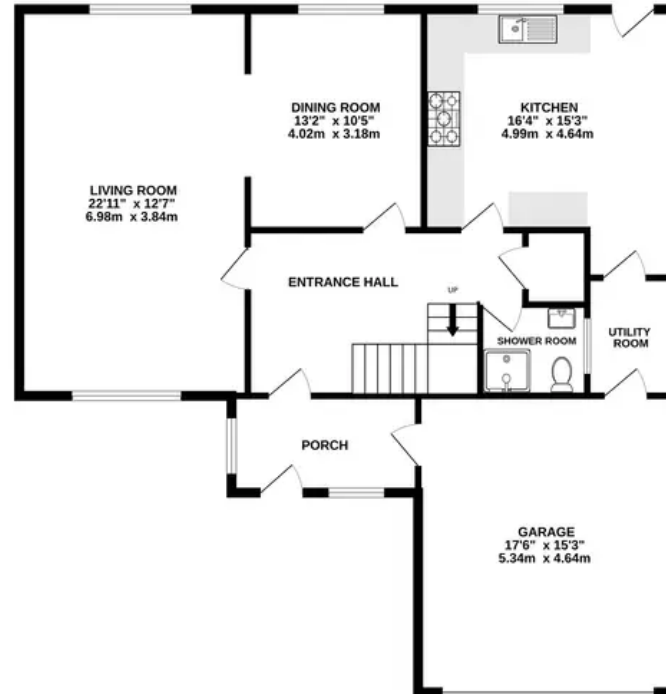
- Superb self build opportunity
- Modern detached house on a popular cul de sac with great scope for extension and remodelling
- Sought after part of town on the edge of the Legh Road Conservation area
- Excellent detailed planning permission for a fabulous extension and remodelling scheme (link attached)



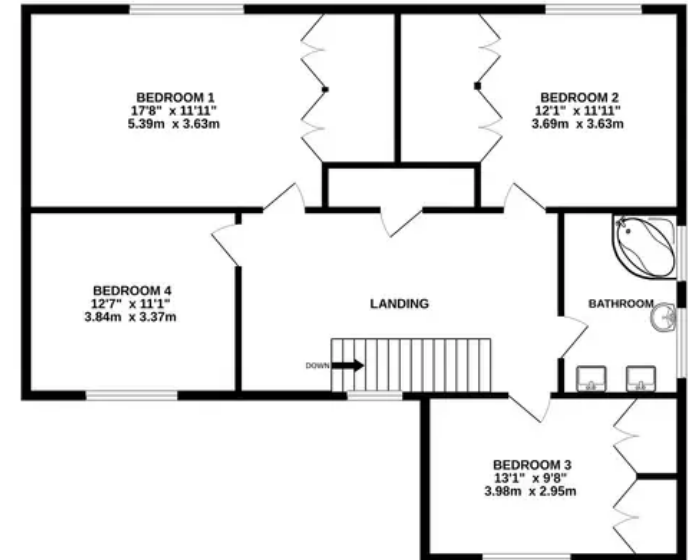
OUTBUILDINGS
101 sq.ft. (9.4 sq.m.) approx.



GROUND FLOOR
1207 sq.ft. (112.1 sq.m.) approx.



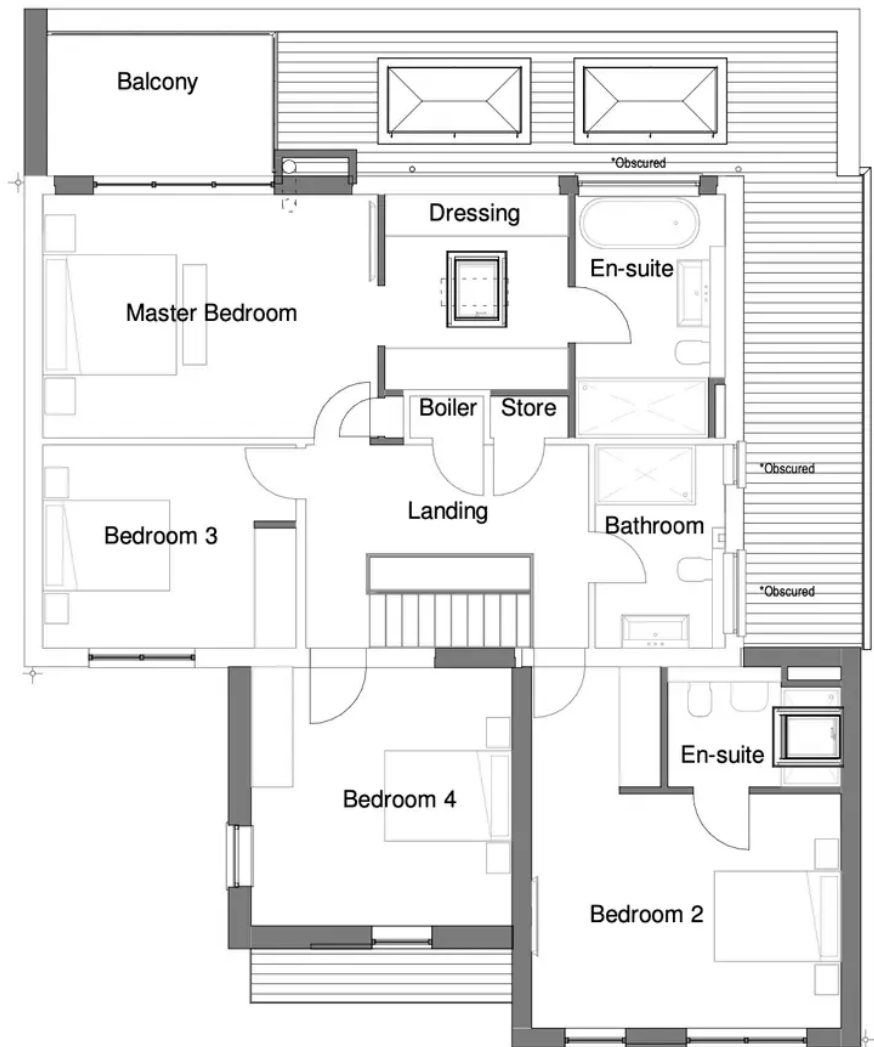
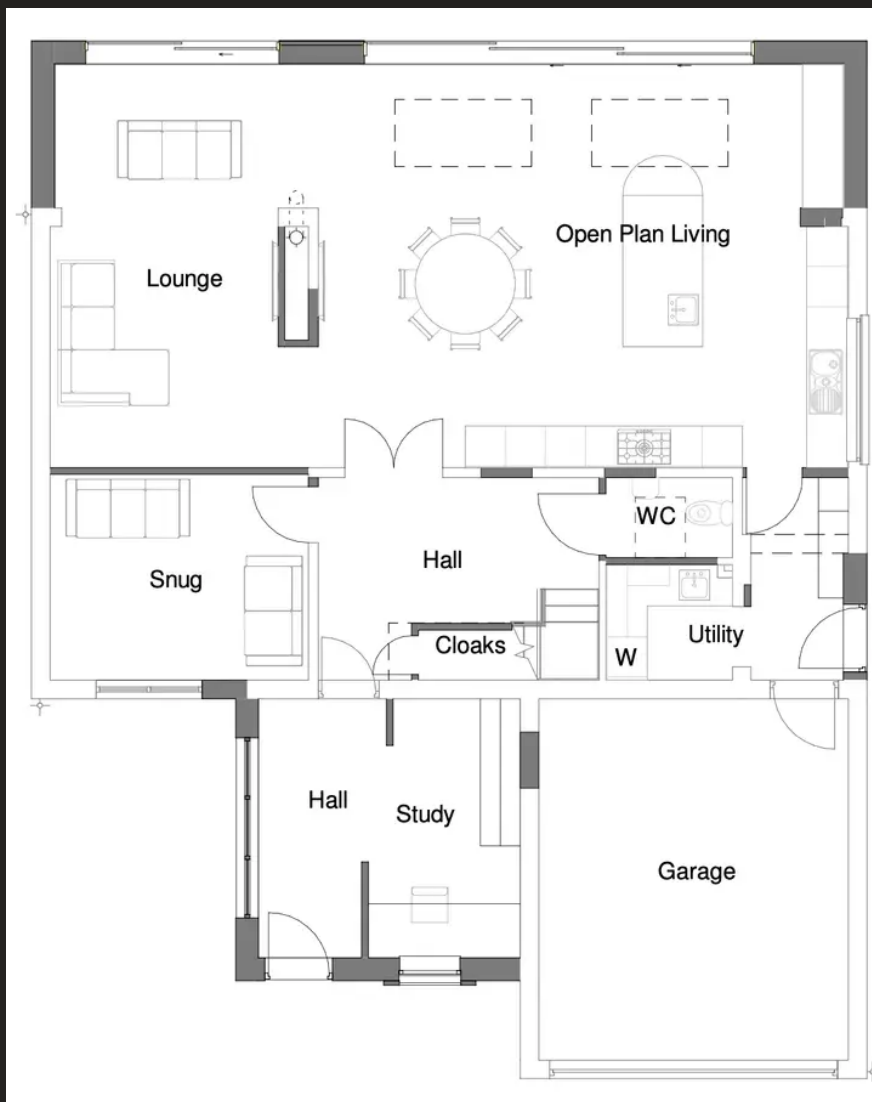
1ST FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 2331 sq.ft. (216.6 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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