





## 28 Valley Way

Knutsford

An immaculate, extended and refurbished detached modern house, situated in a popular and very sought after central location, just a short stroll to the excellent Bexton primary school, and all the towns amenities, located on a good corner plot with parking for several cars, integral garage, and south westerly facing rear garden.

Council Tax band: F

Tenure: Freehold

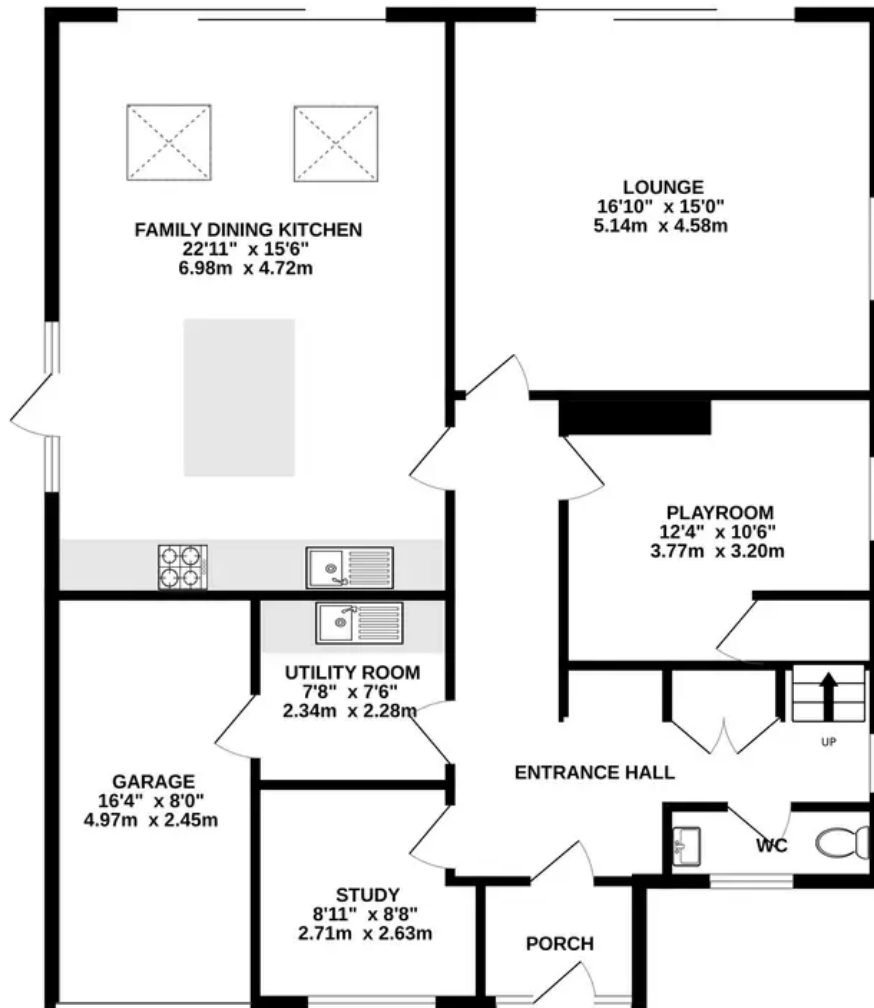
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

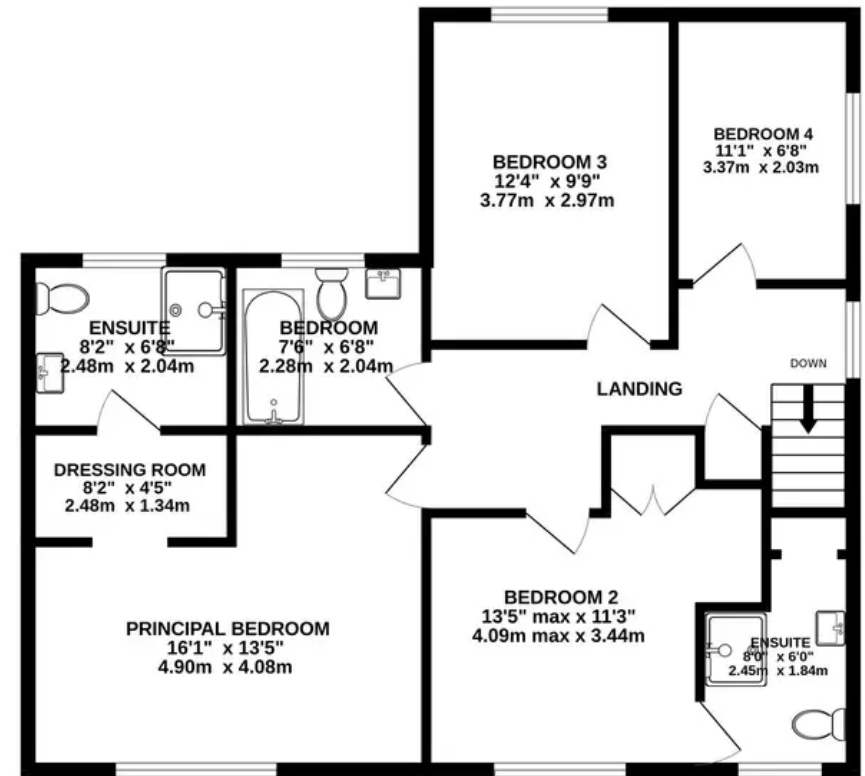
- Extended and remodelled detached family house
- Four bedrooms, three bathrooms, three reception rooms
- Excellent corner plot, good driveway, and double garage



**GROUND FLOOR**  
1217 sq.ft. (113.0 sq.m.) approx.



**1ST FLOOR**  
818 sq.ft. (76.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2034 sq.ft. (189.0 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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