







36 Bexton Road

Knutsford

A beautifully refurbished Victorian town house in town centre, blending period charm with modern convenience. Features two period reception rooms, extended dining kitchen, converted basement, driveway parking, four bedrooms and two bathrooms. Move-in ready with no chain.

Council Tax band: D

Tenure: Freehold

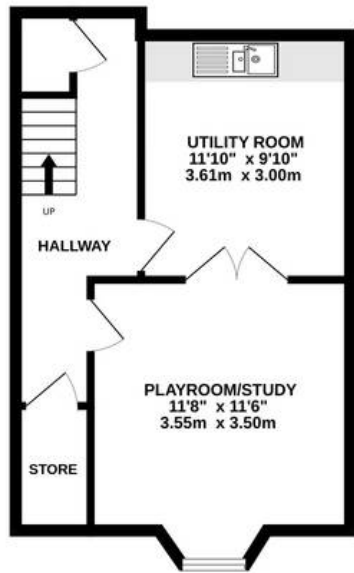
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

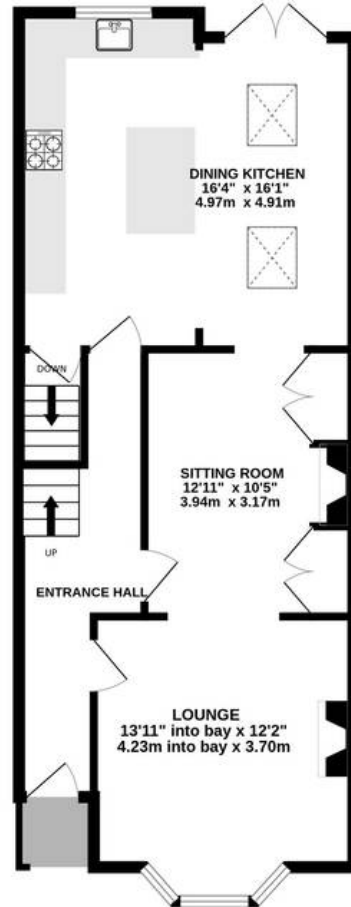
- A beautifully refurbished Victorian town house on a popular road in the heart of the town centre
- Two beautiful period reception rooms with great light flow
- Extended to the rear to create a bright and spacious dining kitchen
- Converted basement with additional reception/bedroom space plus utility room
- Retaining many original features combined with a selection of modern upgrades, such as recently fitted windows
- Four good bedrooms and two modern bathrooms across the upper two floors
- Driveway parking and a lovely rear courtyard with good privacy



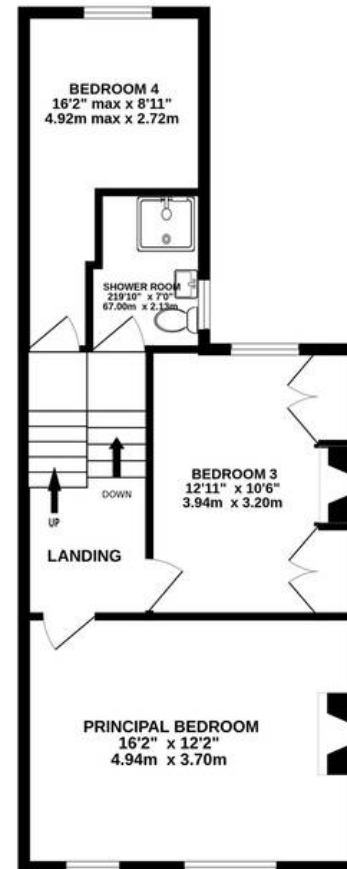
BASEMENT
402 sq.ft. (37.4 sq.m.) approx.



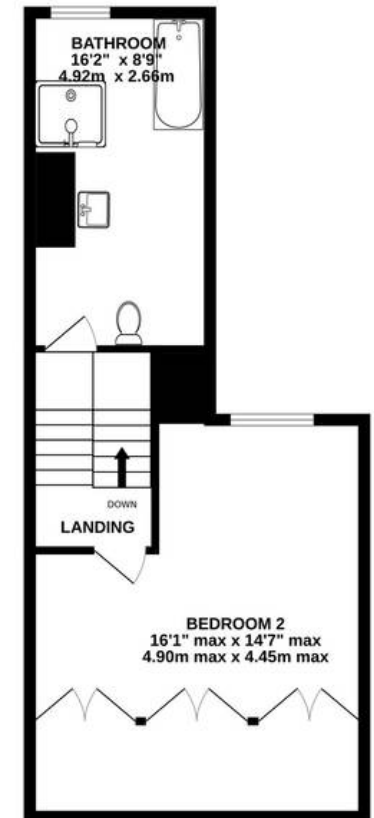
GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



2ND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 2052 sq.ft. (190.7 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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