





12 Gaskell Avenue

Knutsford

A handsome, Grade II Listed Georgian townhouse in a wonderful position opposite the Little Heath, located within a short stroll of the town centre and all its amenities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Large Grade II listed town house overlooking the Little Heath
- Four bedrooms, three bathrooms, three reception rooms
- Residents parking for two cars, good sized lawned garden and terrace
- Fantastic central position within walking distance of all the towns amenities



BASEMENT
349 sq.ft. (32.4 sq.m.) approx.



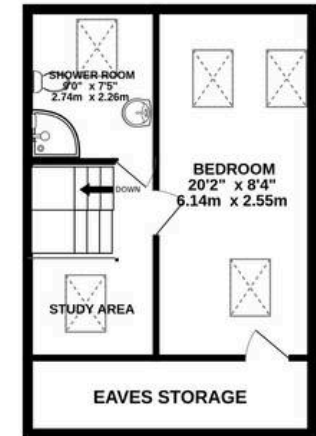
GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 2294 sq.ft. (213.1 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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