







## 3 St. Peters Avenue

Knutsford, Knutsford

Imposing Edwardian semi-detached home in the heart of town on the edge of St. Johns conservation area. 6 double bedrooms, large rear garden, open-plan living kitchen, family-friendly layout.

Council Tax band: G

Tenure: Freehold

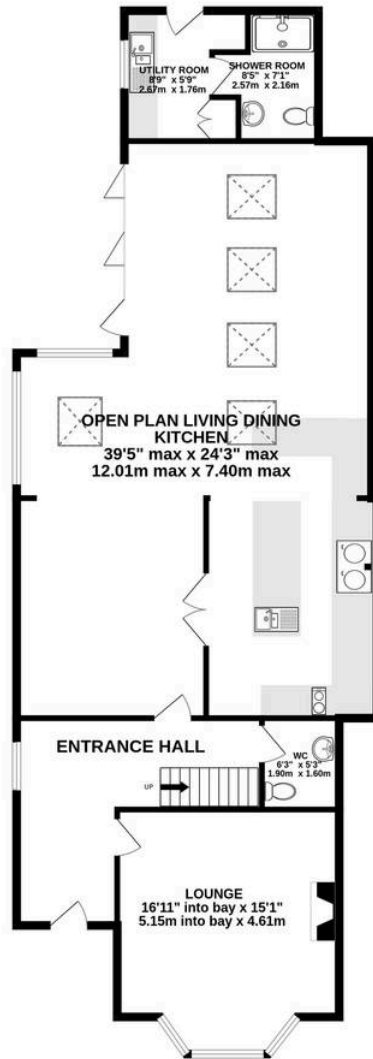
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

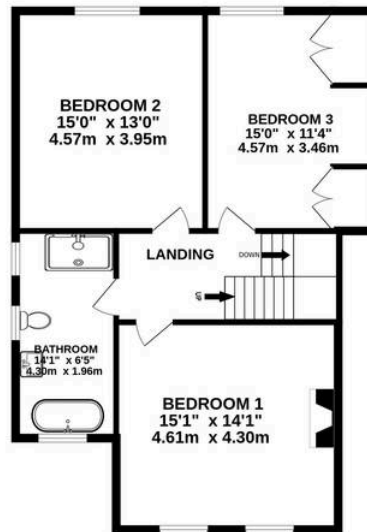
- Imposing Edwardian family home
- Six bedrooms and three bathrooms
- Large westerly rear garden
- Highly sought-after town centre position
- Stunning living/kitchen/diner
- Almost 3000 square feet of accommodation



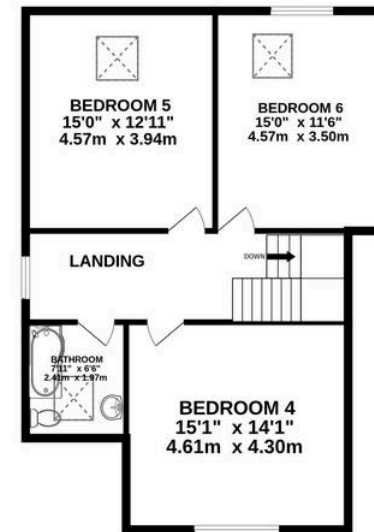
GROUND FLOOR  
1405 sq.ft. (130.5 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



2ND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 2998 sq.ft. (278.5 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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