













## 8 Summers Way

### Knutsford

A 4-bed 2-bath detached house in a sought-after development near Bexton Primary School. Spacious interiors with multiple reception areas, extended accommodation, garden office. Potential for open plan living. Enhanced first floor with principal suite. South-facing garden, convenient location.

Council Tax band: F

Tenure: Freehold

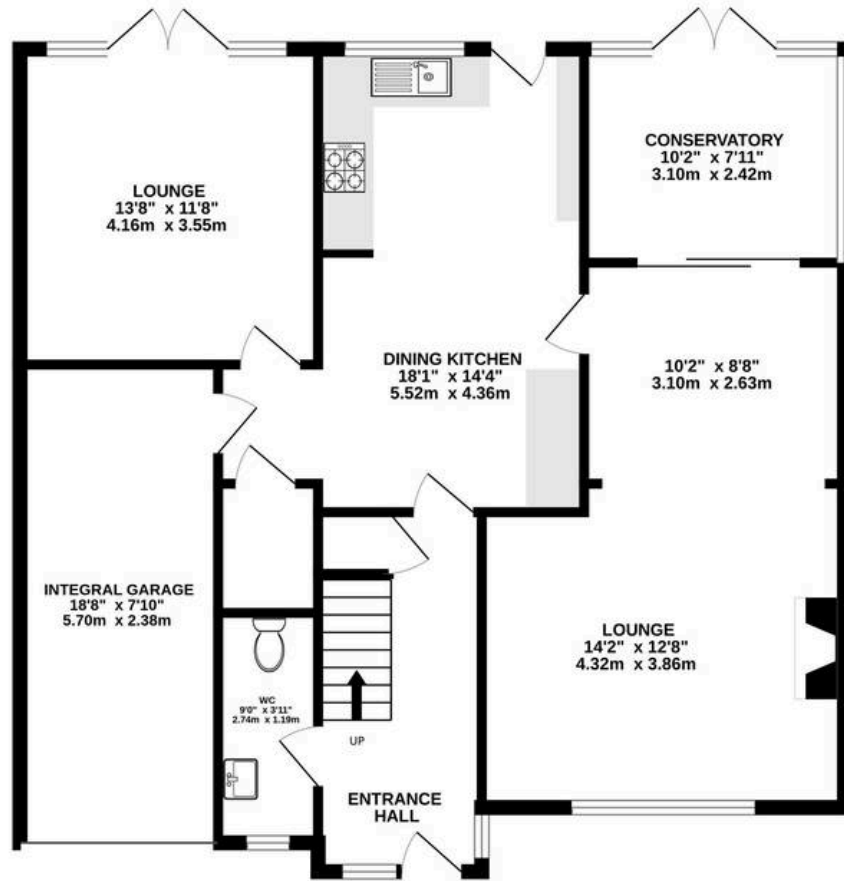
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

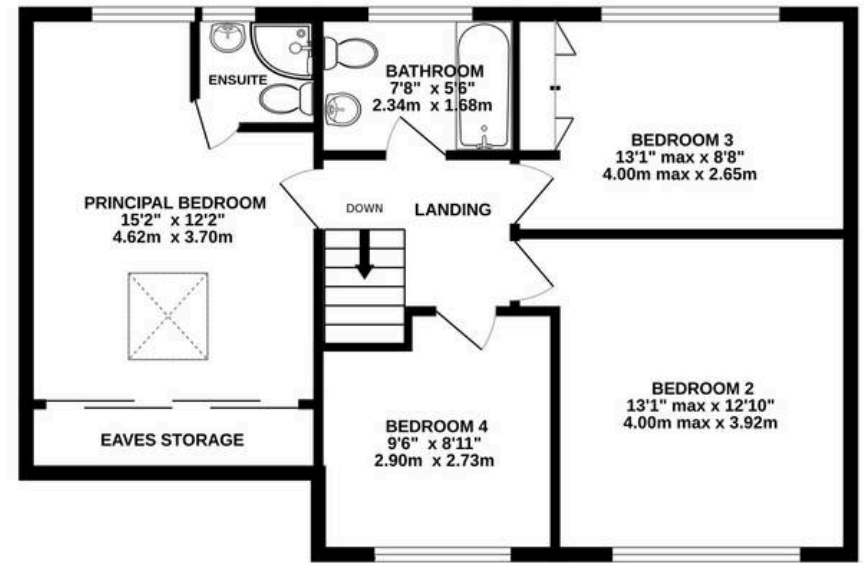
- Substantially extended living accommodation
- South facing rear garden with good privacy
- Several reception areas and a garden office
- Four well-balanced bedrooms and two bathrooms
- Popular residential development, minutes from Bexton Primary School
- A short walk from the town centre and a wide variety of amenities



**GROUND FLOOR**  
981 sq.ft. (91.1 sq.m.) approx.



**1ST FLOOR**  
644 sq.ft. (59.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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