





# Roebuck Cottage Toft Road

Knutsford

Meticulously transformed period cottage with underfloor heating, high-spec kitchen, lounge with wood burning stove, four bedrooms, landscaped gardens and detached garage with first-floor room. Council Tax band: F

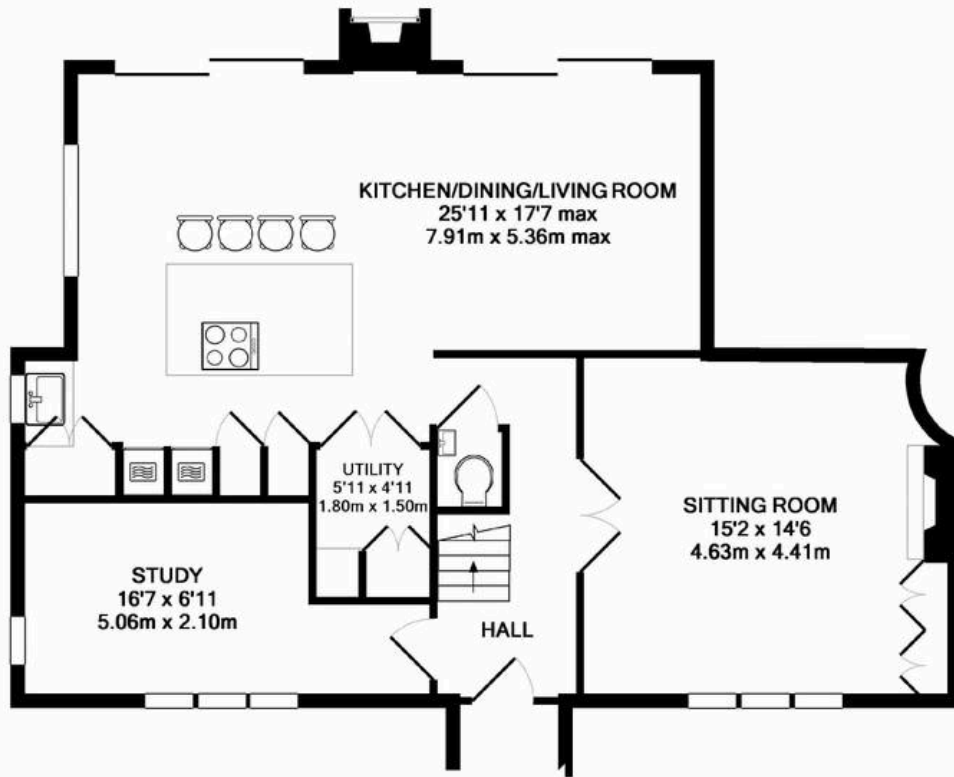
Tenure: Freehold

EPC Energy Efficiency Rating: D

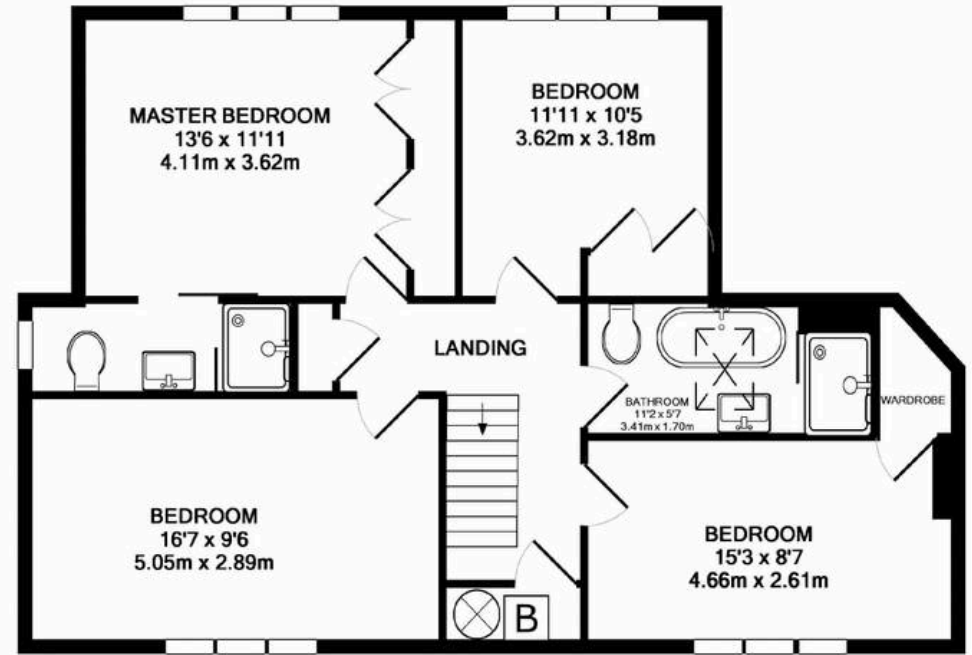
EPC Environmental Impact Rating: C

- Extended and comprehensively refurbished semi-detached period cottage
- High specification interior including Sheerin of Knutsford fitted kitchen
- Open-plan living kitchen with lovely aspect over farmland to the rear
- Lounge with wood burning stove
- 4 good sized bedrooms and stylish bathroom
- Principal bedroom with en-suite shower room and fitted wardrobes
- Secure, gated driveway and detached double garage with excellent room above
- Modern conveniences of air source heat pump and underfloor heating





GROUND FLOOR  
APPROX. FLOOR  
AREA 855 SQ.FT.  
(79.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 829 SQ.FT.  
(77.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1684 SQ.FT. (156.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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