



# Great central Knutsford location

24 Heathfield Square, Knutsford, Cheshire, WA16 0AD

Freehold



- Sitting room • Dining room
- Kitchen
- Three bedrooms
- Bathroom

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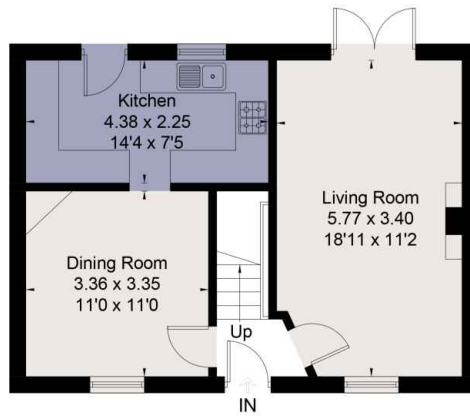
savills.co.uk

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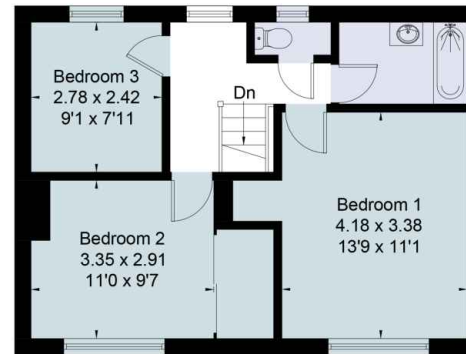
Approximate Area = 93.1 sq m / 1002 sq ft  
(Excluding Shed)  
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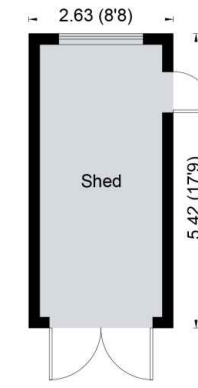
The entrance hallway leads to a spacious sitting room, warmed by a gas fire with doors leading onto the attractive rear gardens. There is a well sized dining room to the front elevation with arch way to the kitchen. The kitchen is to the rear, there is a useful range of base units. To the first floor there are three bedrooms, bedroom two with the benefit of built in wardrobes. The bedrooms are serviced by a family bathroom with separate WC. Externally there is a terrace area off the sitting room. The garden is a great size, mainly laid to lawn with planted borders. To the front elevation there is parking for two vehicles



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

**Tenure**  
Freehold

**Council Tax**  
Band = C

**Energy Performance**  
A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = D

**Viewing**  
Strictly by appointment with Savills.

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 310996

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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