







# Eskdale, Legh Road

Knutsford

A large and very impressive detached period house on Legh Road, with 5 bedrooms, 4 receptions, cellars, double garage, and nearly 1 acre of private gardens in an elevated, and extremely sought-after location.

Council Tax band: H

Tenure: Freehold

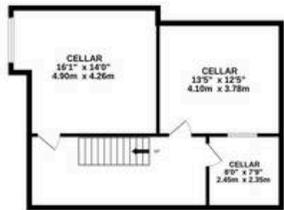
EPC Energy Efficiency Rating: D

- Large, individual detached period house in prime Knutsford location
- Wonderful family accommodation including 4 reception room and 5 bedrooms
- Substantial principal bedroom suite overlooking rear garden
- Superb, established garden plot extending to circa 1 acre or thereabouts
- Useful cellars and large detached garage

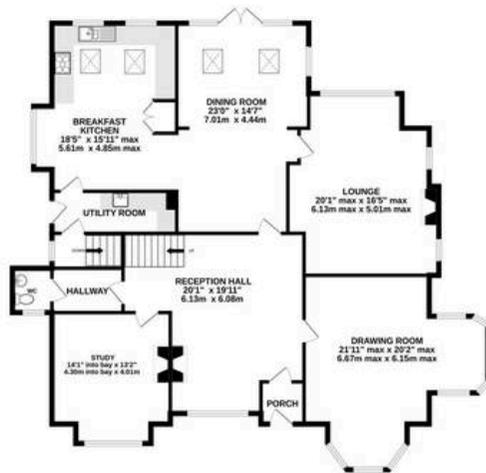




BASEMENT  
611 sq.ft. (56.7 sq.m.) approx.



GROUND FLOOR  
1867 sq.ft. (171.5 sq.m.) approx.



1ST FLOOR  
1404 sq.ft. (129.8 sq.m.) approx.



2ND FLOOR  
407 sq.ft. (37.3 sq.m.) approx.



3RD FLOOR  
143 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 4838 sq.ft. (449.5 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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