



**GASCOIGNE
HALMAN**

MANSION DRIVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

NO CHAIN, In need of modernisation and providing buyers with fantastic scope and potential to extend (subject to the necessary planning consent). Conveniently situated within walking distance of Knutsford town centre, popular Primary Schools and the train station will ensure this 3 bedroom semi-detached home appeals to a variety of potential buyers!

Ideal for first time buyers/couples and investors. A spacious three bedroom semi-detached house with driveway and well-established south facing rear garden, all falling within a sought after family friendly area on the fringe of the town centre.

Whilst the property has been well-maintained over the years, it now presents buyers with the opportunity to fully refurbish/extend to individual taste and design.

Accommodation briefly comprises; Entrance porch, hallway, spacious bay-fronted living room, dining room, fitted kitchen and a handy store-room with plumbing for a downstairs W.C completes the ground floor.

The first floor comprises of three generous sized bedrooms, two of which are double rooms and the third is larger than average. A bathroom with three-piece suite completes the accommodation.

Externally a driveway provides ample off-road parking and a pathway extends to the side of the property. The well-established rear garden is currently overgrown, however enjoys a southerly aspect and on completion of landscaping would provide a pleasant backdrop. No chain, scope to improve, and viewing essential.

DIRECTIONS

SAT NAV: WA16 8BZ

KNUTSFORD OFFICE

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LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

SERVICES

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

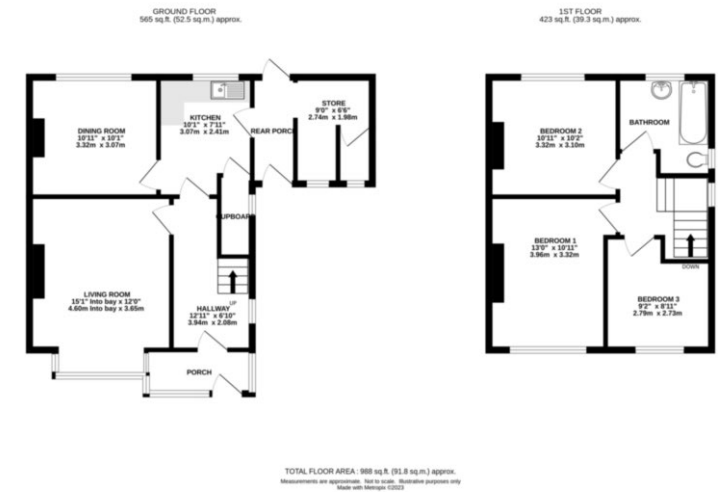
Cheshire East Council Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

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