



**GASCOIGNE
HALMAN**

NORBURY CLOSE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A well-presented and particularly bright and spacious three double bedroom terraced home with well-tended private rear garden, driveway and garage. Ideal for first time buyers/couples and located in an ever-popular position in the heart of the town, close to all local amenities and schooling will ensure this property appeals.

Accommodation briefly comprises; Entrance hallway, fitted kitchen and a bright and spacious living/dining room with access into the garden completes the ground floor. On the first floor there are three double bedrooms and a bathroom with 3-piece suite. Warmed by a GCH system with recently updated boiler and double glazed throughout.

Externally a generous sized driveway provides ample off road parking and the garage provides superb scope to convert to additional living space. The private rear garden and patio provides a pleasant backdrop, ideal for outside entertaining and a viewing is highly recommended.

DIRECTIONS

SAT NAV: WA16 8JP

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.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

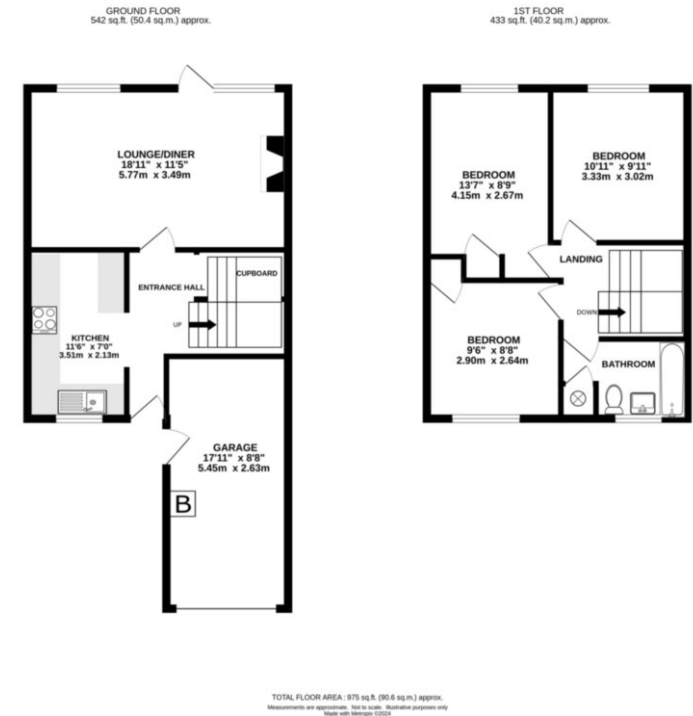
Cheshire East Council Tax: B

TENURE

Leasehold. 999 year lease with 939 Years remaining. Ground Rent £10pa.

ENERGY PERFORMANCE RATING

D



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