



**GASCOIGNE
HALMAN**

GLEBELANDS ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



GLEBELANDS ROAD, KNUTSFORD

A fabulous opportunity to purchase a delightful 4 bedroom, 4 reception room extended detached house occupying a generous sized south facing corner plot. Located within a highly desirable and sought-after area, whilst providing potential buyers with superb scope and potential to re-model and extend (subject to the necessary planning consent) will ensure this home appeals to buyers.

No Chain: Whilst the property has been well-maintained and extended over the years, it now presents buyers with the opportunity to fully refurbish and extend to individual taste and design. Accommodation briefly comprises; Welcoming hallway with cloakroom/W.C, spacious living room opening into a family room, fitted kitchen, utility room, extended dining room and a conservatory completes the ground floor. There are four excellent-sized bedrooms and a family bathroom.

Externally a driveway extends to an integral double garage. Due to the sizeable south facing corner plot the property enjoys well-stocked gardens to the front, sides and rear.





DIRECTIONS

SAT NAV: WA16 9EA

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 (NOT TESTED)

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

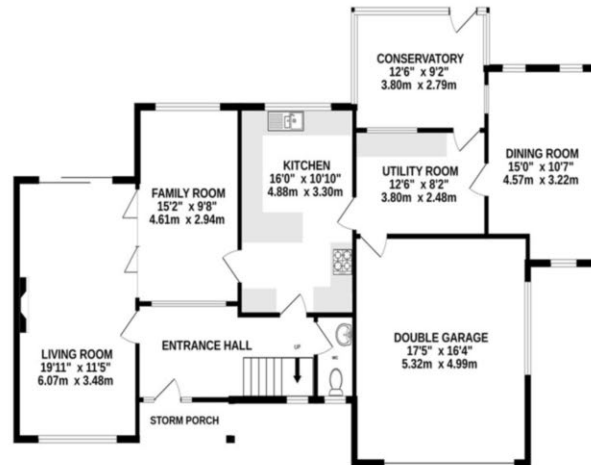
LOCAL AUTHORITY

Cheshire East Council Tax Band F

VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1364 sq.ft. (126.7 sq.m.) approx.

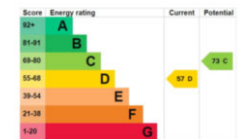


1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1991 sq.ft. (185.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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