



**GASCOIGNE
HALMAN**

SPRINGWOOD AVENUE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

An immaculate well-appointed and extended 2/3 bedroom semi-detached house with superb detached garden room located to the rear of the well-tended garden. Our clients have recently completed a comprehensive project of refurbishment complemented by some individual design features resulting in a delightfully versatile home.

Accommodation briefly comprises; Entrance hallway, immaculate living room with oak flooring, log-burner and attractive top mounted sliding door, bright and spacious fitted dining kitchen with exposed beam, sizeable utility room, 'wizardry' downstairs W.C, and a versatile sitting room/3rd bedroom completes the ground floor. The first floor comprises of two generous sized bedrooms and a bathroom with 3-piece suite.

With more people continuing to work from home the need for a detached work space or hobby room/Gym is at a premium, and our clients have recently installed a detached garden room with separate occasional bedroom. It benefits from new double glazed windows, mains electricity, broadband and even has its own sun deck looking back at the house. It is what so many buyers have been searching for recently and adds another dimension to an already attractive home.

DIRECTIONS

SAT NAV : WA16 8HZ

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.

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

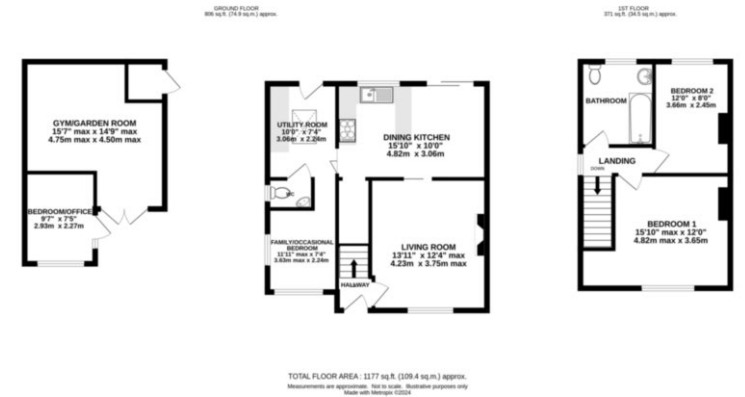
Cheshire East Council Tax Band 'C'

ENERGY PERFORMANCE RATING

TBC

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.