



**GASCOIGNE
HALMAN**

LONGRIDGE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Ideal for first time buyers/couples and investors. A deceptively spacious and well-presented 3 bedroom end terrace home with well-tended gardens and generous sized gated driveway.

Accommodation briefly comprises; Entrance hallway with downstairs W.C, bright and spacious dual-aspect living/dining room, and a fitted kitchen with separate utility room completes the ground floor. On the first floor there are three bedrooms, two of which are double rooms and the third is larger than average. A bathroom with 3-piece suite completes the accommodation. Warmed by a GCH system with recently updated boiler and Upvc double glazed. Externally double gates open to a driveway and there are well-tended fully enclosed gardens.

DIRECTIONS

SAT NAV : WA16 8PH

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

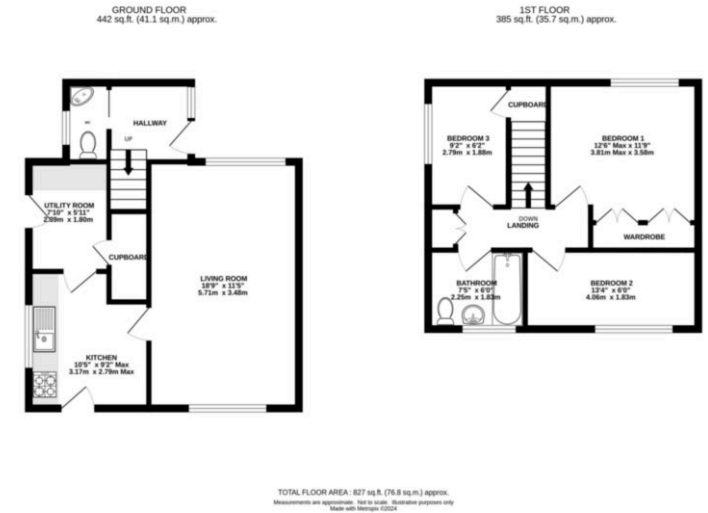
All Mains services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band 'B'

ENERGY PERFORMANCE RATING

Rating 'C'



KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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