



**GASCOIGNE
HALMAN**

ROWLEY WAY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



ROWLEY WAY, KNUTSFORD

An attractive, well-presented and spacious 4 double bedroom, 2 bathroom detached family house with conservatory overlooking a fabulous well-stocked rear garden. Located at the head of a quiet cul-de-sac and falling within close proximity of excellent schools and the town centre will ensure this impressive home appeals to buyers.

Situated within a peaceful cul-de-sac on this ever popular family friendly development on the south side of the town, this well-proportioned detached family house sits in well-stocked lawned gardens which enjoy a south westerly aspect. The double driveway provides off road parking and access to the integral single garage that, if required, provides further scope to convert.



Presented in good condition throughout and extended by way of an open plan conservatory to the rear which provides a useful breakfast/family room opening to the fitted kitchen. An impressive 25ft x 14ft approx. living/dining room is flooded with natural light and benefits from recently replaced triple sliding patio doors, therefore ensuring this detached house caters perfectly for modern day living.



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.

DIRECTIONS

SAT NAV : WA16 9AU

TENURE

Freehold

SERVICES

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

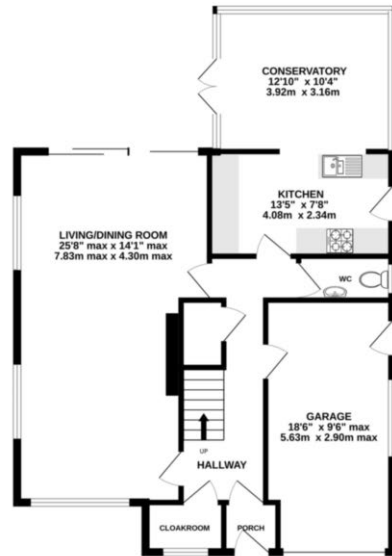
LOCAL AUTHORITY

Cheshire East Council Tax Band 'F'

VIEWING

Viewing strictly by appointment through the agent.

GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (149.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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