



**GASCOIGNE
HALMAN**

MARCLIFF GROVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

NO CHAIN and In Need of Modernisation. An excellent opportunity to purchase an extended 3 Bedroom semi-detached with integral garage, driveway and gardens, all falling within walking distance of Knutsford town centre, station and schools.

Providing potential buyers with the opportunity to further extend and refurbish to individual taste and design (subject to planning consent), an internal viewing will reveal; Hallway with cloakroom/W.C, bay fronted sitting/dining room, generous sized living room overlooking the rear garden, and a fitted breakfast kitchen with access into the garage completes the ground floor. On the first floor there are three bedrooms served by a bathroom with 3-piece suite. Warmed by a GCH system.

Externally a driveway extends to an integral garage that provides scope to convert to additional living space. An enclosed rear garden enjoys a good degree of privacy and backs onto the Church.

Highly convenient cul-de-sac location, Scope to extend/Improve and available with NO CHAIN.

DIRECTIONS

SAT NAV : WA16 6JE

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

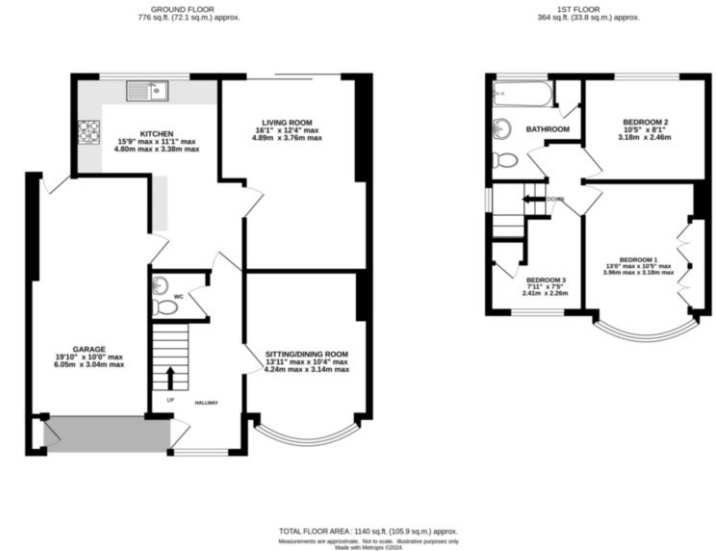
All Mains services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band 'c'

ENERGY PERFORMANCE RATING

Rating 'D'



KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 0UD

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