



**GASCOIGNE
HALMAN**

TABLEY GROVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

An attractive 3 bedroom extended semi-detached house with generous sized rear garden, driveway and detached garage. Whilst the property has been well-maintained over the years, it now presents potential buyers with the opportunity to further extend and refurbish to individual taste and design. This of course would be subject to the necessary planning consent.

This exciting opportunity falls within a highly sought after area that enjoys walking distance of Schools, close proximity of both Knutsford and The Heath, whilst ideally positioned for all major network links.

Accommodation briefly comprises; Entrance hallway, bay fronted dining/family room, extended living/dining room and a fitted dining kitchen completes the ground floor. On the first floor there are three spacious bedrooms, two of which are double rooms and the third is larger than average. A bathroom with 3-piece suite and shower over completes the accommodation. Warmed by a GCH system and double glazed.

Externally a generous sized driveway extends through double gates to the side of the property where there is a detached garage. A larger than average enclosed rear garden provides a pleasant backdrop.

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 0AP

TENURE

Freehold

SERVICES

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

LOCAL AUTHORITY

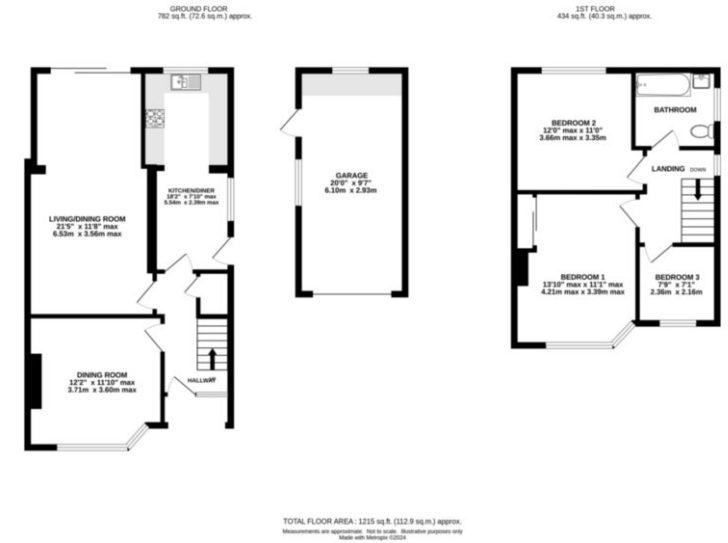
Cheshire East Council Tax Band 'D'

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

TBC



KNUTSFORD OFFICE

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