



**GASCOIGNE  
HALMAN**

LONGRIDGE, KNUTSFORD

---

THE AREAS LEADING ESTATE AGENT

Coming to the market with NO CHAIN, is this generously proportioned three-bedroom mid-terrace property with a garage which is ideal for a FIRST TIME BUYER or INVESTORS and needs modernisation throughout.

The property briefly comprises an entrance Hall, larger than-average Living/Dining room, and Kitchen to the ground floor. To the first floor there are two spacious double bedrooms with a further bedroom which could be used as a home office. There is a shower room with a separate WC which completes the first floor accommodation. Externally to the rear of the property, there is a garden which is mostly laid to lawn. To the front, there is a courtyard that could be used as off-road parking. There is also an integral garage.

### DIRECTIONS

SAT NAV: WA16 8PD

### 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 (NOT TESTED)

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

### LOCAL AUTHORITY

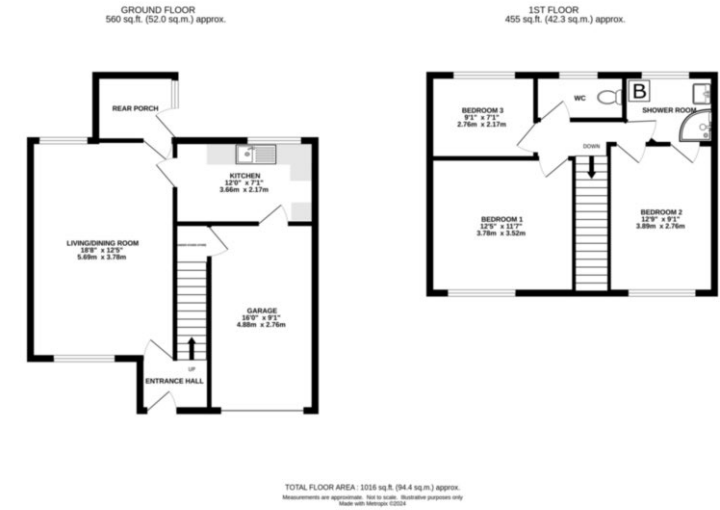
Cheshire East Council Tax Band B

### ENERGY PERFORMANCE RATING

Rating: C

### VIEWING

Viewing strictly by appointment through the Agents.



### KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignealman.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.