



**GASCOIGNE  
HALMAN**

ASCOL DRIVE, PLUMLEY

THE AREAS LEADING ESTATE AGENT

A charming, beautifully appointed and well-proportioned two double bedroom period terrace house with loft room and fabulous larger than average rear garden with private driveway. This attractive home enjoys a perfect combination of period features entwined with more contemporary appointments, all of which will ensure this home appeals to buyers.

Accommodation briefly comprises; a welcoming hallway with a striking tiled floor, a bay-fronted living room with an open grate feature fireplace and bespoke bay shutters, generous-sized dining room with French doors opening to the rear gardens, and a well-appointed fitted kitchen with a breakfast bar completes the ground floor. A recently fitted neutral carpet extends throughout the first floor including the impressive Principal bedroom with a feature fireplace, fitted wardrobe, and open staircase to the loft room. Whilst not compliant with building regulations the loft room is ideally used for a dressing room or study.

Externally there are gardens to the front, and at the rear, there is an enclosed low-maintenance designed garden with a raised pond and entertaining patio. Beyond the immediate garden, there is a handy driveway with a large well-tended lawned garden which has a lovely open outlook over lightly wooded countryside. The property is situated on a private road and comes with a resident's share of the woodland behind the gardens.

#### DIRECTIONS

SAT NAV: WA16 0UD

#### 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)

Mains Water, Electric and Gas are connected, private drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

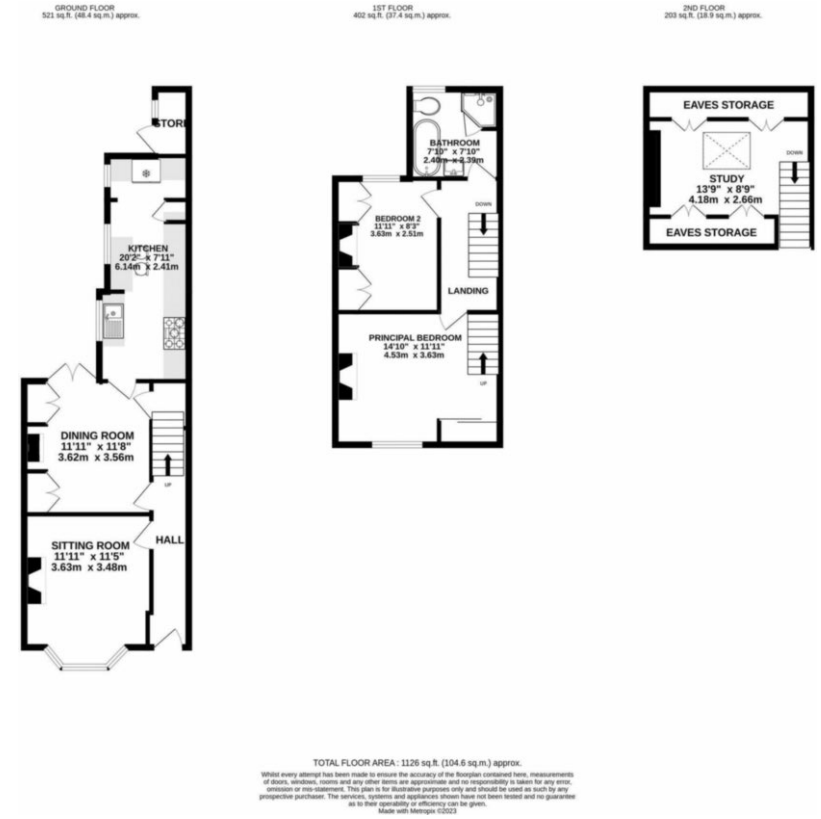
Cheshire East Council Tax Band: D

#### ENERGY PERFORMANCE RATING

Rating: E

#### VIEWINGS

Viewing strictly by appointment through the Agents.



## KNUTSFORD OFFICE

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