



**GASCOIGNE  
HALMAN**

BEEHCROFT, TOWN LANE, MOBBERLEY,  
KNUTSFORD

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THE AREAS LEADING ESTATE AGENT



## BEECHCROFT, TOWN LANE, MOBBERLEY, KNUTSFORD

Beechcroft is a handsome Period Detached residence constructed in circa 1895 and therefore steeped in both character and history.

Offering beautifully proportioned family sized accommodation extending to over 2,225 sq ft approx. including four double bedrooms, two well-appointed bathrooms, three generous sized reception rooms and a fitted kitchen with separate utility room and downstairs W.C.

Improvements made throughout the home include operational double glazed sash windows, new roof, re-wire, and updates to both the fitted kitchen and bathroom suites, all completed to an exacting standard, sympathetic to the original build.

Externally a generous sized driveway provides ample off-road parking and extends to a detached double garage with versatile home office/playroom beyond. This impressive home is complemented by delightful south facing well-stocked gardens with a separate private courtyard, therefore catering perfectly for families and outdoor entertaining.

The generous sized corner plot and ease of access to both Knutsford and Wilmslow further enhance the appeal of this desirable home.





## **DIRECTIONS**

SAT NAV: WA16 7ES

## **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**

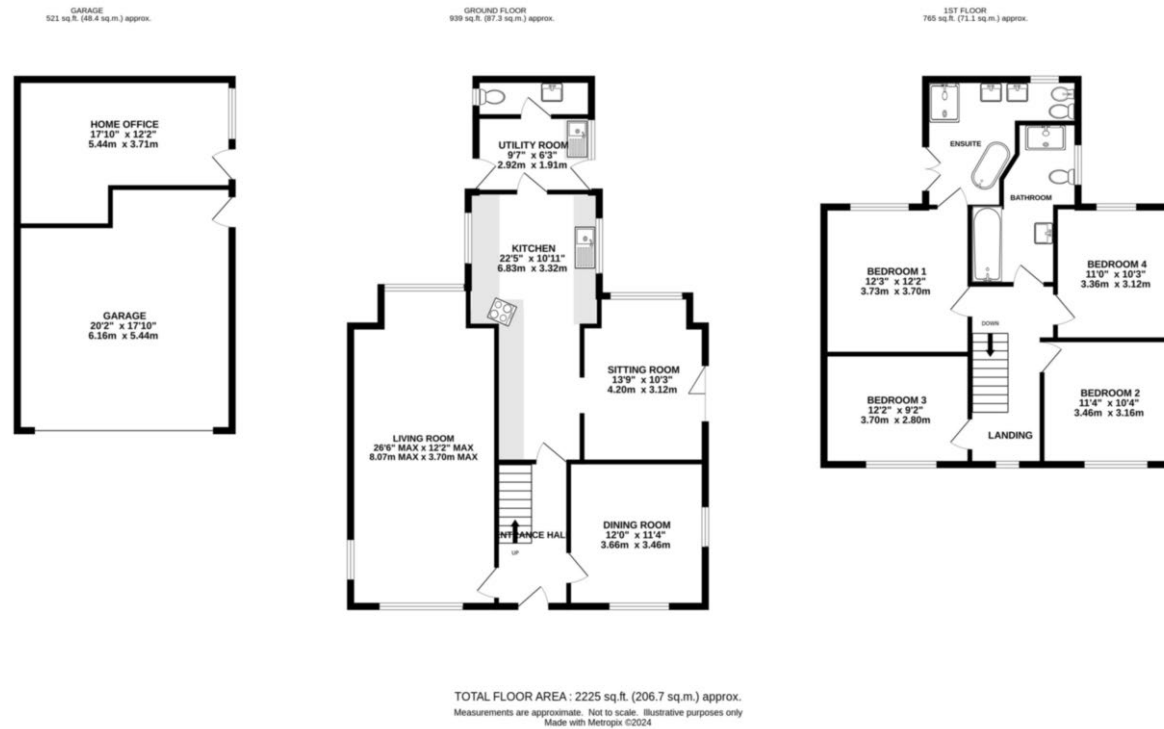
Main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

## **LOCAL AUTHORITY**

Cheshire East Council Tax Band: G

## **VIEWING**

Viewing strictly by appointment through the Agents.



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## KNUTSFORD OFFICE

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