



**GASCOIGNE  
HALMAN**

MELLOR CRESCENT, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

No chain, superb scope and potential and all nestled with a desirable family friendly area. A spacious 5-bedroom double storey extended semi-detached house with generous sized rear garden, driveway and integral garage. Whilst the property has been well-maintained over the years, it now presents potential buyers with the chance to re-model and update to individual taste and design.

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, generous sized bay fronted living room, dining/family room, fitted kitchen, downstairs W.C, and a rear hallway provides access into both the rear garden and garage. On the first floor there are five spacious bedrooms, four of which are double rooms and the fifth is larger than average. A bathroom with separate W.C completes the accommodation. Warmed by a GCH system and double glazed.

Externally a generous sized driveway is complemented by a well-tended front garden. A larger than average well-stocked rear garden with greenhouse provides a pleasant backdrop to this exciting proposition.

#### DIRECTIONS

SAT NAV: WA16 0BB

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

#### LOCAL AUTHORITY

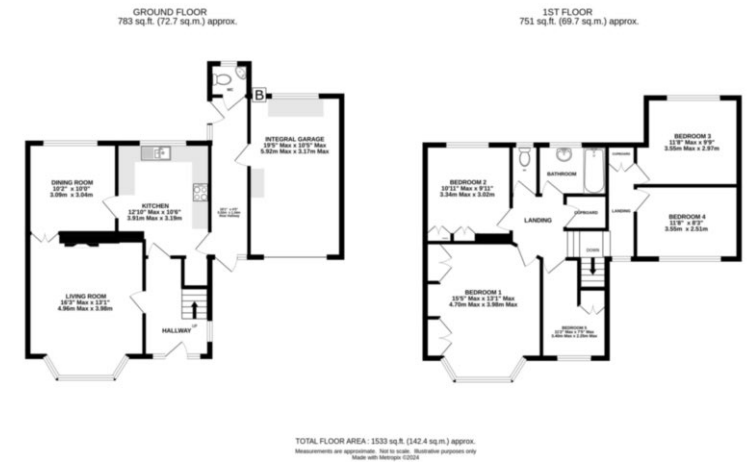
Cheshire East Council Tax Band E

#### ENERGY PERFORMANCE RATING

Rating: F

#### VIEWINGS

Viewing strictly by appointment through the Agents.



## KNUTSFORD OFFICE

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