



**GASCOIGNE
HALMAN**

ST. JOHNS ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



ST. JOHNS ROAD, KNUTSFORD

No Chain: An attractive four-bedroom, two-bathroom Period terraced home extending to over 2,000 sq.ft. approx. through four well-proportioned floors. This perfect family sized home falls within the highly desirable St Johns conservation area and within walking distance of excellent schools, the town centre, train station and Heath.

Well-maintained over the years it now presents buyers with the opportunity to improve, whilst retaining a plethora of original features including open grate feature fireplaces, fabulous high ceilings and impressive stained glass.

Arranged over four floors, including a versatile converted basement, accommodation briefly comprises: Welcoming hallway, bay-fronted living room, generous sized dining room, well-appointed dining kitchen and a downstairs W.C. The basement conversion comprises of a separate utility room and additional reception/playroom.

Four bedrooms are arranged across two upper floors, three of which are generous sized double bedrooms, with one served by an En-suite. The remaining bedrooms utilise a family bathroom.

Externally there is a low maintenance designed front garden, with a rear courtyard garden providing a pleasant backdrop.





DIRECTIONS

SAT NAV: WA16 0DP

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)

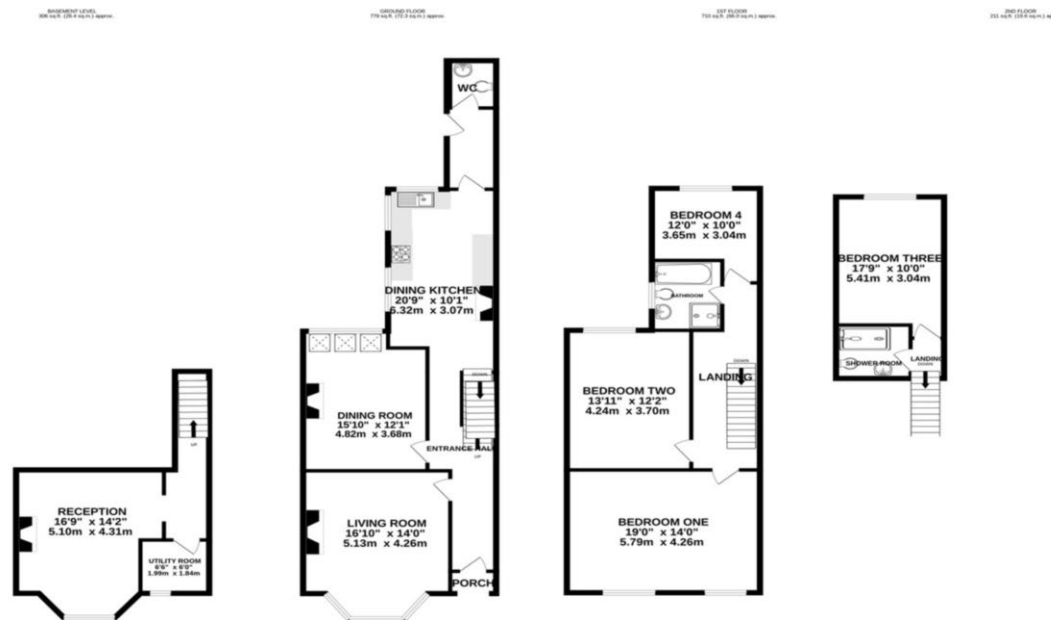
Main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: F

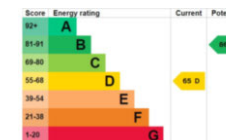
VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 2006 sq.ft. (186.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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