



**GASCOIGNE
HALMAN**

HELENA CLOSE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A well-presented and spacious three-bedroom semi-detached home with conservatory overlooking the rear garden and patio. Whilst the property has been well-maintained over the years, it now presents buyers with the exciting opportunity to extend and re-model to individual taste and design (subject to the necessary planning consent).

Accommodation briefly comprises; Entrance porch, welcoming hallway, bright and spacious living/dining room, generous sized conservatory, and a fitted kitchen completes the ground floor. On the first floor there are three bedrooms, two of which are double rooms and the third is larger than average. A bathroom with 3-piece white suite completes the accommodation. Warmed by a GCH system and double glazed.

Located within a quiet cul-de-sac and falling within convenient reach of a variety of local amenities, schools, and excellent commuter links, whilst only a short drive from Knutsford town centre.

Superb scope and potential and Ideal for first time buyers/couples and Investors!

DIRECTIONS

SAT NAV: WA16 8LD

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 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 C

TOTAL FLOOR AREA

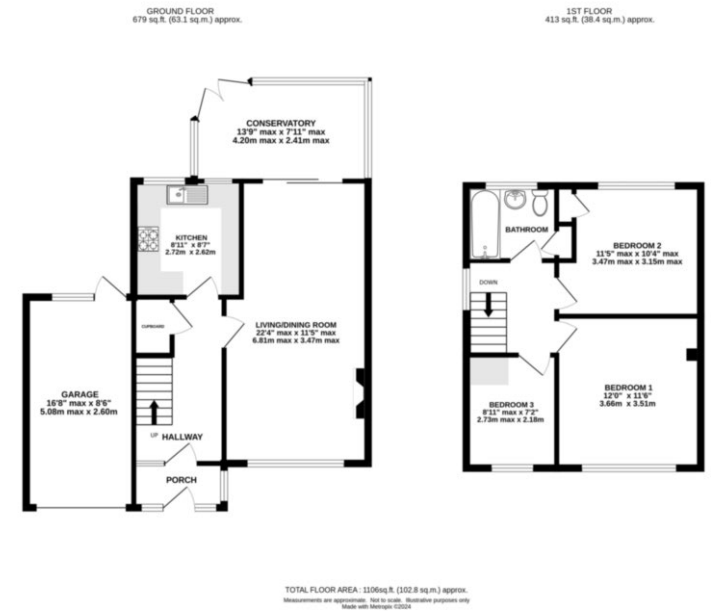
1106 sqft approx

ENERGY PERFORMANCE RATING

Rating: C

VIEWINGS

Viewing strictly by appointment through the Agents



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**GASCOIGNE
HALMAN**

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