



**GASCOIGNE  
HALMAN**

MEREHEATH PARK, KNUTSFORD

---

THE AREAS LEADING ESTATE AGENT



## MEREHEATH PARK, KNUTSFORD

No chain, fabulous gardens/plot and offering superb scope to extend (subject to the necessary planning consent). A well-presented and particularly versatile 3 double bedroom detached with generous sized driveway and detached garage, all falling within walking distance of Tatton Park, The Heath and the vibrant town centre and Station.

Accommodation briefly comprises; welcoming entrance hallway, spacious living/dining room, bedroom three/versatile reception room, and a fitted kitchen with access to the garden completes the ground floor. On the first floor, there are two further double bedrooms, both benefitting from fitted wardrobes and served by a bathroom with separate W.C.

Externally a driveway provides ample off-road parking and extends to a detached garage. The mature well-tended larger than average garden with patio area enjoys a southerly aspect and caters perfectly for families with children or those wishing to extend.

Highly desirable and sought after location, NO CHAIN and offering superb scope to extend (STPP).



## **DIRECTIONS**

SAT NAV: WA16 6AU

## **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: E

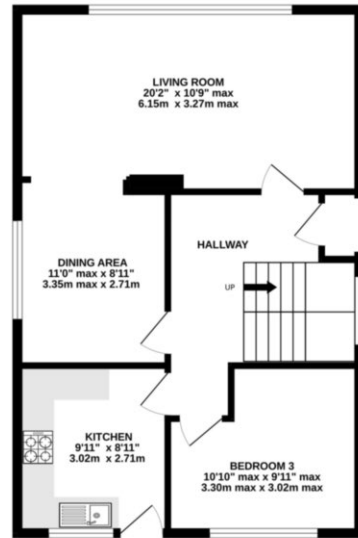
## **TOTAL FLOOR AREA**

1032 SQFT approx

## **VIEWINGS**

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Magic 12324

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



## KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE  
HALMAN**