



**GASCOIGNE
HALMAN**

HAYTON STREET, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



HAYTON STREET, KNUTSFORD

A handsome and characterful 3-storey extended Period terraced located towards the head of a very desirable and convenient cul-de-sac, all falling within a short walk of the town and excellent schools.

Hayton Street is a superbly located cul-de-sac lying just off The St John's Conservation Area and largely made up of most attractive and very desirable period housing, with this property forming the middle of a row of garden fronted townhouses. Understood to have been constructed around 1910 approx. the red brick elevations feature a prominent box bay window which overlooks the walled fore garden and in all surmounted by a pitched slate roof. To the rear there is a good-sized walled courtyard garden landscaped to lawned areas with a raised deck immediately at the rear with a matching deck with gazebo, ideal for alfresco dining. This area is relatively private and enjoys a westerly aspect.

Internally, well-proportioned, and tastefully presented accommodation extends over three family sized floors. Located of a fine reception hall there are two connecting reception rooms with feature fireplaces, a fitted kitchen, and a versatile garden/breakfast room with bi-fold doors opening onto the deck and gardens. On the first floor there are three bedrooms with fitted wardrobes, a 3-piece family bathroom, with the Principal served by an En-suite. The second floor comprises of a fourth bedroom/home office with handy eaves storage and superb views to the rear.



DIRECTIONS

SAT NAV: WA16 0DR

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

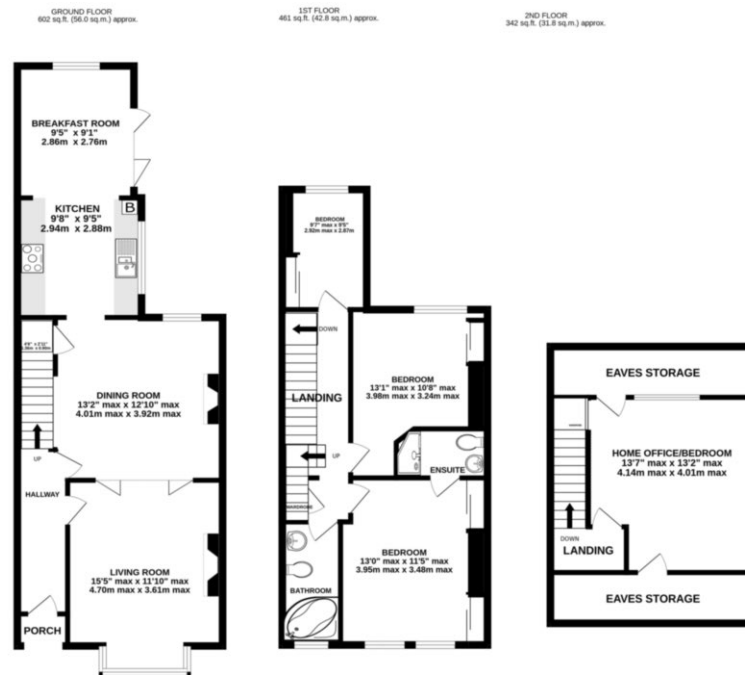
Cheshire East Council Tax Band: E

TOTAL FLOOR AREA

1406 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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