



**GASCOIGNE
HALMAN**

MANOR PARK NORTH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Ideal first home/buy to let investment with scope to extend, subject to required planning consent. An exceptional, well-appointed, and spacious three-bedroom semi-detached house with impressive south facing rear garden with entertaining patio.

Set back from the road which allows for ample off-road parking, this semi-detached property has been recently refurbished and re-configured to a high standard. The now open plan accommodation caters perfectly for modern day living, briefly comprising of a spacious living room with log-burner, well-appointed integrated dining kitchen with French doors opening to the rear garden, and a welcoming hallway with cloakroom/W.C. There are three immaculate bedrooms, two of which are excellent sized double rooms with the third larger than average. A luxuriously appointed, fully tiled bathroom with 3-piece suite and additional walk-in shower completes the accommodation.

We believe the property would make an ideal first home or buy to let investment given it's potential for extension (STPP).

DIRECTIONS

SAT NAV: WA16 8DQ

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

ENERGY PERFORMANCE RATING

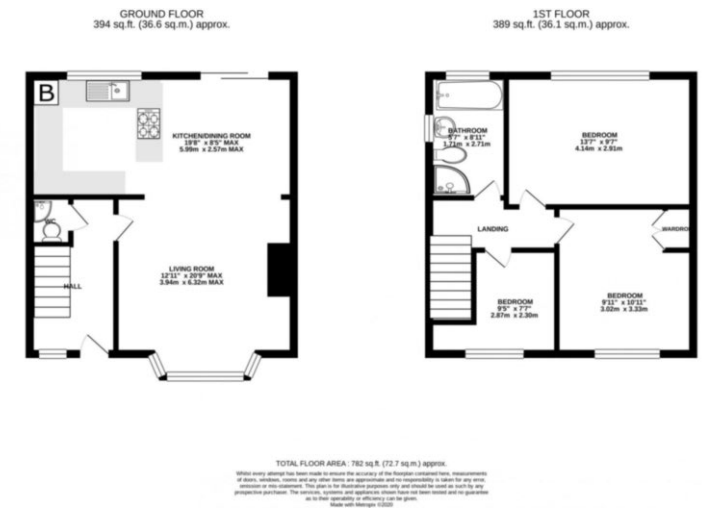
Rating: C

TOTAL FLOOR AREA

782 sqft approx.

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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**GASCOIGNE
HALMAN**

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