



**GASCOIGNE  
HALMAN**

ASCOL DRIVE, PLUMLEY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A charming two double bedroom Period mid-terrace cottage with lovely open outlook to the rear over lightly wooded countryside. The property is situated on a private road, benefits from a rear driveway and comes with a resident's share of the woodland beyond the gardens.

Retaining a plethora of original features across two well-proportioned floors, this delightful property really needs to be seen to be appreciated.

Accommodation briefly comprises; Entrance hallway, bay-fronted living room, and a spacious dining room opens into an extended fitted kitchen with vaulted ceiling and breakfast bar. The first floor comprises of a bright and spacious Principal double bedroom, second double bedroom and a well-appointed bathroom. If required, several residents have obtained the required planning consent to complete well-designed loft conversions.

Externally there are pleasant, landscaped gardens to the front, and at the rear, there is an enclosed low maintenance designed garden with entertaining patio. Beyond the immediate garden, there is a handy driveway with large garden beyond (which is currently rented from the residents' association for approximately £10 per annum, or alternatively buyers may wish to explore purchasing for a relatively minimal fee).

#### DIRECTIONS

Sat Nav : WA16 0UD

#### 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.

#### SERVICES

Mains Water, Electric and Gas are connected. private drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: D

#### TENURE

Freehold

#### TOTAL FLOOR AREA

960 sq ft approx

#### ENERGY PERFORMANCE RATING

Rating 'D'

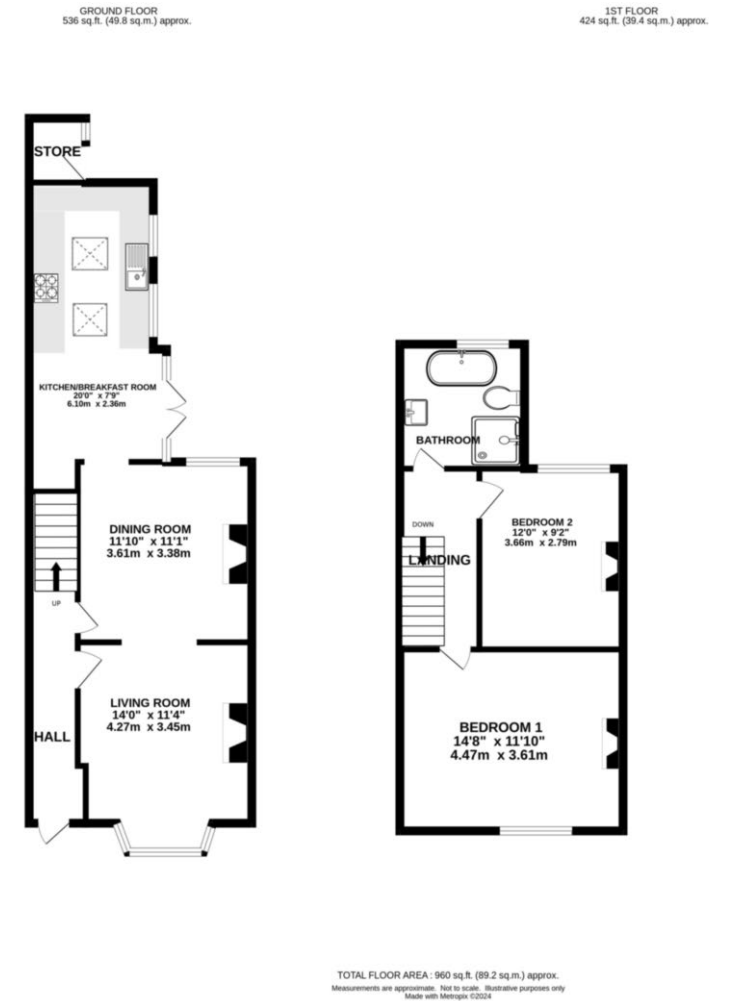
## KNUTSFORD OFFICE

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