



**GASCOIGNE  
HALMAN**

TABLEY HILL LANE, TABLEY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Nestled down a private road is this immaculately presented two-bedroom period mid terrace cottage, situated in a quiet semi-rural location yet within a short distance of the Knutsford Town Centre facilities and Tatton Park, while still boasting the fantastic commuter routes with easy access to major network links to the North West and beyond

Internally the property briefly comprises a homely and warm living room, bright and contemporary breakfast kitchen. On the first floor there are two good size bedrooms and a newly fitted modern and tasteful shower room. Externally the property has a courtyard country garden with a lawned garden through the archway, this is where you will find the garden room, which is fully insulated, with power and lighting connected, making this ideal for those working from home.

#### DIRECTIONS

SAT NAV: WA16 0ER

#### 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)

Mains electric and water connected, LPG Gas, and 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: C

#### ENERGY PERFORMANCE RATING

D

#### TOTAL FLOOR AREA

694 SQFT approx.

#### VIEWINGS

Viewing strictly by appointment through the Agents.

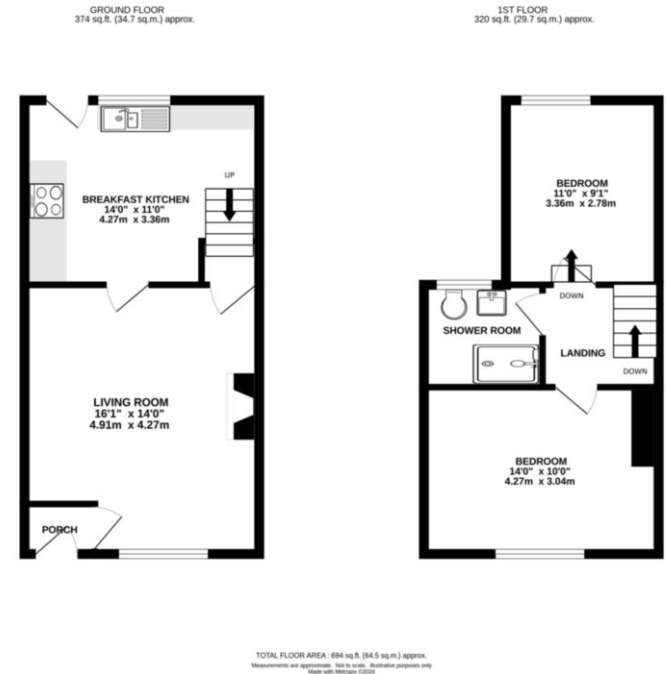
#### KNUTSFORD OFFICE

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