



**GASCOIGNE
HALMAN**

WOODLANDS DRIVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No chain. An exciting opportunity to refurbish and potentially extend a 3-bedroom semi-detached house to individual taste and design (subject to the necessary planning consent).

Ideal for first time buyers/couples and investors this spacious home falls within convenient reach of Knutsford and walking distance of excellent schools.

Accommodation briefly comprises; welcoming hallway, bay fronted living room, versatile sitting/dining room with patio doors opening into a generous sized conservatory, fitted kitchen, and a rear hallway with shower-room and W.C provides access into the rear garden and garage. There are three bedrooms, two of which are generous sized double bedrooms and the third is larger than average. A shower-room with separate W.C completes the accommodation.

Externally the property benefits from front and rear gardens, with a driveway extending to a garage, that if required, could be converted to create additional living space

DIRECTIONS

Sat Nav : WA16 8DE

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

All mains services. These have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council Tax Band 'C'

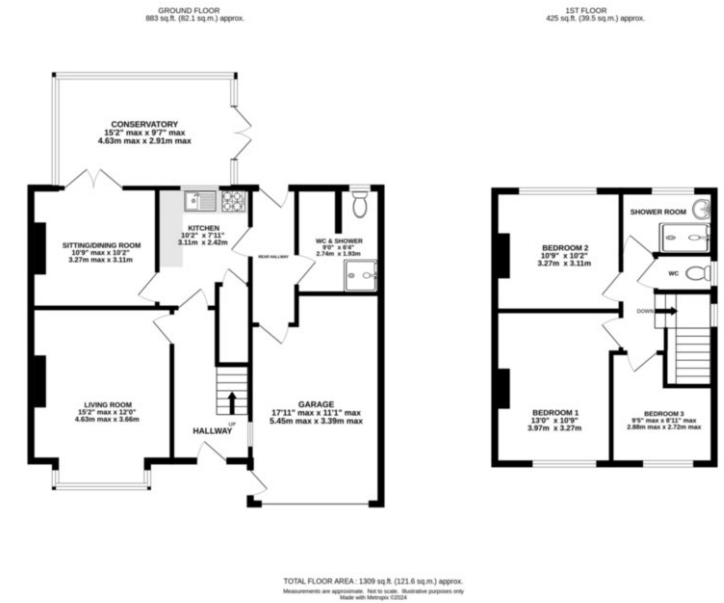
TOTAL FLOOR AREA

1,309.00 SQFT approx

ENERGY PERFORMANCE RATING

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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