



# **GASCOIGNE HALMAN**

MANCHESTER ROAD, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

A truly exceptional Edwardian terraced property presented to what can only be described as 'showhouse standard' whilst exuding original character and charm throughout. Offered with No Chain.

No expense has been spared creating this attractive 3-storey home, ensuring a perfect combination of contemporary appointments combined perfectly with both original and bespoke features.

An original Edwardian door with leaded lights opens into an immaculate bay fronted living room with the main focal point being an attractive Victorian working open fire, and from here a door opens to the 'heart of the home' comprising of a fabulous open plan living dining kitchen with integrated appliances, contrasting oak work surfaces and striking Amtico flooring.

The first floor comprises of two immaculate double bedrooms including a wonderful principal bedroom with fitted wardrobes and open grate feature fireplace. Both served by a luxuriously appointed bathroom with Amtico flooring and bespoke storage.

The second-floor loft is utilised as a home office with bespoke double bed and eaves storage, and whilst not converted to meet with current building regulations, it really needs to be seen to be fully appreciated! Externally the property enjoys a front garden with mature hedging providing a perfect buffer from Manchester Road. An enclosed courtyard with ample space for a small table and chairs provides a pleasant backdrop, with a gate opening to the resident's car park which works on a 'first come first served' basis.

## 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.

## DIRECTIONS

Sat Nav : WA16 0NX

## 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'

## ENERGY PERFORMANCE RATING

TBC

## VIEWING

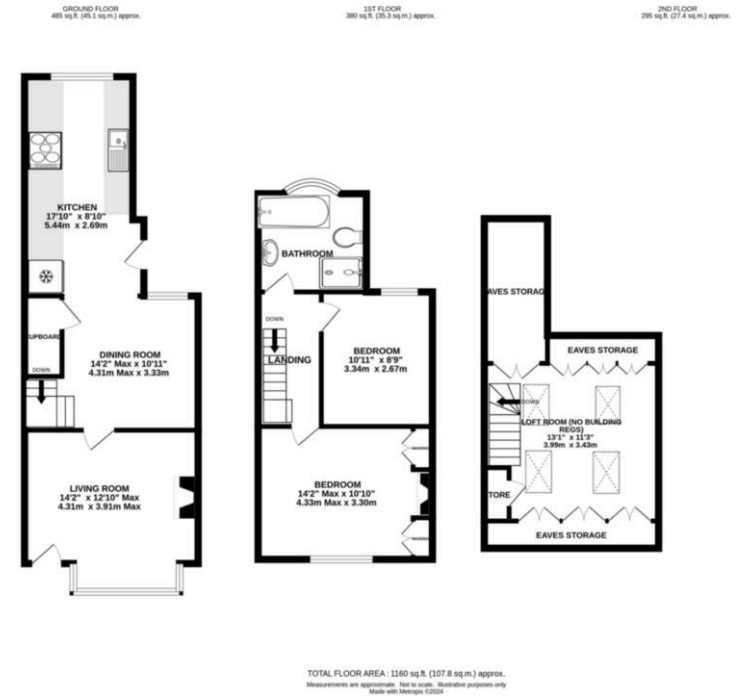
Viewing strictly by appointment through the Agents.

## AGENTS NOTE

The rear garden shown within the listing is leased for £200 per annum from Tatton Estates. This house has leased the garden for at least 30yrs.

## TOTAL FLOOR AREA

Square footage : 1110 Sq. Ft (103.1 sq.m.) approx.



## KNUTSFORD OFFICE

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**GASCOIGNE  
HALMAN**

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