



**GASCOIGNE  
HALMAN**

BEXTON ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

An attractive Victorian end of terrace house located within a stone's throw of the vibrant town centre, train station and Heath. This handsome property also benefits from a generous sized private driveway and well-stocked rear garden, which is rare for a property of this size.

The property retains a plethora of original features and presents buyers with the opportunity to remodel and update to individual taste and design. A central hallway separates the fitted breakfast kitchen from the extended living/dining room with patio doors opening to the rear garden. Additionally, the current owner has created a handy cloakroom with downstairs W.C.

A bright and airy landing provides access to two bedrooms, including a principal double bedroom with fitted wardrobes. A 3-piece bathroom with additional walk-in shower completes the accommodation.

Externally a driveway provides off road parking for several vehicles, and the property is complemented by front and rear gardens.

### DIRECTIONS

SAT NAV: WA16 oEE

### 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: D

### ENERGY PERFORMANCE RATING

E

### TOTAL FLOOR AREA

848 SQFT approx

### VIEWINGS

Viewing strictly by appointment through the Agents.

## KNUTSFORD OFFICE

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