



**GASCOIGNE  
HALMAN**

TOWNSHEND ROAD, LOSTOCK GRALAM

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THE AREAS LEADING ESTATE AGENT

An immaculate, well-proportioned, and extended 3-bedroom semi-detached house with generous sized driveway and well-tended garden. Features of note include, stylish Kardean flooring to much of the ground floor, attractive log-burner, updated combi boiler, and luxuriously appointed suites to both the cloakroom/W.C and main 3-piece bathroom. Occupying a generous sized corner plot this property is ideal for first time buyers/couples and investors.

A welcoming hallway with downstairs W.C opens into a bright and spacious dual aspect living room with log-burner, and there is a separate dining/family room which opens into the fitted kitchen. On the first floor there are three excellent sized bedrooms, two of which are double rooms and the third is larger than average. A well-appointed 3-piece bathroom with shower over bath completes the accommodation. Externally the recently re-laid driveway provides ample off-road parking and the rear garden with decking provides a pleasant backdrop.

Popular location falling within convenient reach of Knutsford, Northwich and beyond.

### DIRECTIONS

SAT NAV: CW9 7QL

### 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 main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

### LOCAL AUTHORITY

Cheshire West & Chester Council Tax Band: B

### TOTAL FLOOR AREA

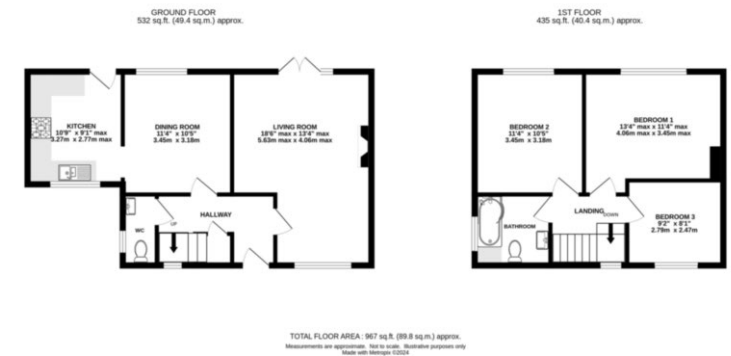
967 SQFT approx

### ENERGY PERFORMANCE RATING

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### VIEWINGS

Viewing strictly by appointment through the Agents.



## KNUTSFORD OFFICE

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