



**GASCOIGNE  
HALMAN**

ASHDOWN ROAD, OLLERTON, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

No Chain, delightful corner position and all situated within a desirable semi-rural cul-de-sac location. A well-appointed and spacious two double bedroom detached bungalow with generous sized driveway, integral garage, and well-tended gardens, all falling within close proximity of Knutsford, Chelford, Wilmslow and Alderley Edge.

Ideal for buyers looking to downsize or find a property with scope to extend (subject to the required planning consent). Versatile accommodation comprises; Entrance porch, hallway, dual aspect 20ft x 17ft approx. living/dining room, well-appointed breakfast kitchen with rear hall and handy utility cupboard. There are two double bedrooms with fitted wardrobes, all served by a shower-room with white suite.

Externally a driveway extends to the garage, that if required, could be converted to create additional living space. Due to occupying a generous sized corner plot the property is complemented by enclosed well-tended gardens to three sides.

#### DIRECTIONS

SAT NAV: WA16 8RT

#### LOCATION

The village of Ollerton represents an ideal location for many being within some of Cheshire's finest countryside yet by no means isolated and easy travelling distance of the cosmopolitan town of Knutsford. With the village of Chelford and towns of Alderley Edge and Wilmslow all within easy reach. The nearby Northwest motorway network is close by

as is Manchester International Airport. The towns of Knutsford and Chelford both have their own rail stations and provide a regular commuter service. Excellent educational facilities are available in both the state and private sectors and for the sports person there is a leisure centre at Knutsford catering for most indoor sports including swimming. There are also a number of notable golf courses and delightful country walks to be had on the property's doorstep or further at Tatton Park Country Estate.

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

Mains water, electricity, and drainage are connected. Oil central heating. 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: E

#### ENERGY PERFORMANCE RATING

E

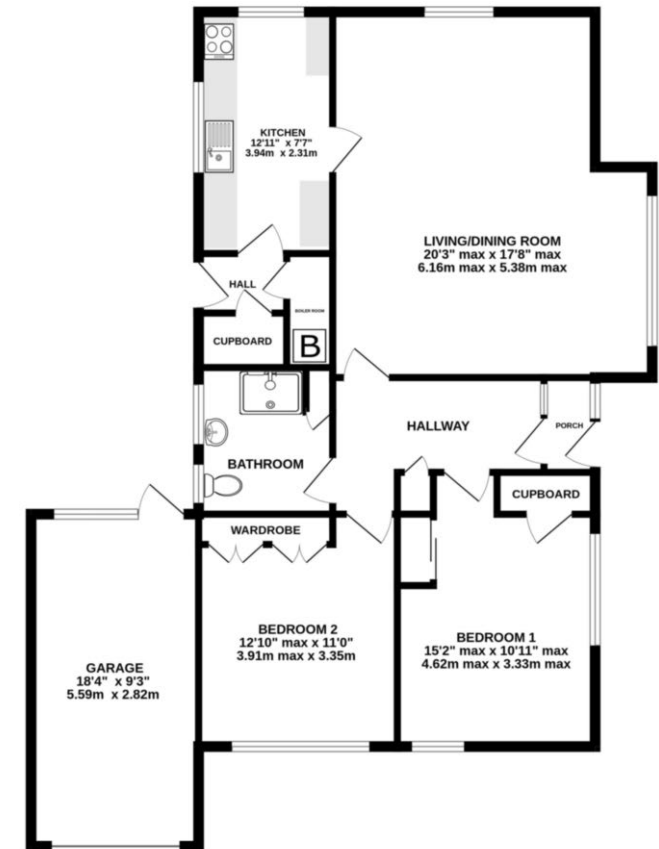
#### TOTAL FLOOR AREA

1096 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.



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Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 12/2014

#### KNUTSFORD OFFICE

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