



**GASCOIGNE  
HALMAN**

TABLEY GROVE, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT





## TABLEY GROVE, KNUTSFORD

An exceptional, beautifully appointed and extended four-bedroom, two-bathroom semi-detached home with generous sized rear garden, driveway, and integral garden store. No expense has been spared creating this stunning family sized home and a viewing is highly recommended to fully appreciate.

Appointments to list just a few include: Striking bi-fold doors to the rear, double glazing with bespoke window shutters, combi-boiler, carpets and flooring, fabulous bespoke living dining kitchen with breakfast bar, all complemented by contrasting granite work-surfaces. Integrated appliances and velux windows which flood this versatile space with natural light.

This well-designed living dining kitchen with utility room and downstairs W.C. forms the 'heart of the house' and is complemented further by a separate immaculate bay fronted living room.

The first floor comprises of four generous sized bedrooms, including a Principal bedroom with luxuriously appointed En-suite, and a Guest double with fitted wardrobes. The remaining bedrooms are served by an exquisite 3-piece family bathroom with superb walk-in double shower with contrasting feature tiling.

Externally the rear garden is an excellent size, provides a pleasant backdrop along with ample space for outside entertaining and families with children.

Highly sought after area, Walking distance of Schools and close proximity to Knutsford, Tatton Park and The Heath. Whilst ideally positioned for all major network links to the Northwest and beyond.





## DIRECTIONS

SAT NAV: WA16 0AP

## 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.

## 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

C

## TOTAL FLOOR AREA

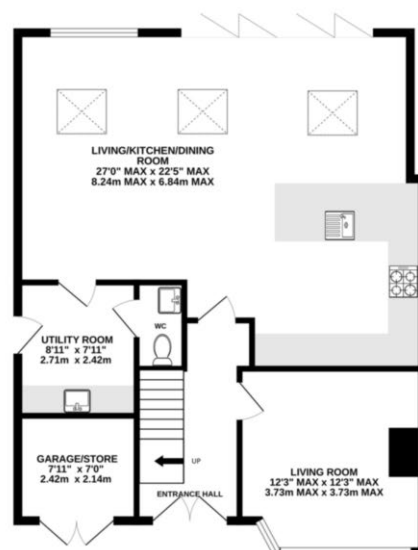
1517 SQFT approx.

## VIEWINGS

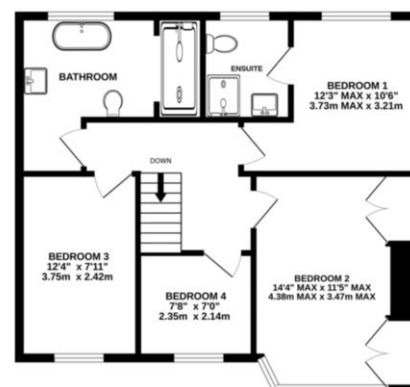
Viewing strictly by appointment through the Agents.



GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq.ft. (140.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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