



**GASCOIGNE
HALMAN**

MANCHESTER ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No chain and offering superb scope and potential to extend and improve (STPP). This attractive two double bedroom Edwardian terraced cottage is situated within walking distance of the vibrant town centre, train station, The Heath and Tatton Park.

Ideal for first time buyers/couples and investors, with accommodation briefly comprising; spacious bay fronted living room which opens into a generous sized dining area and fitted kitchen. On the first floor there are two double bedrooms served by a recently refitted bathroom with 3-piece white suite and walk in double shower. A boarded loft space with velux window provides handy storage/occasional workspace, however, isn't compliant with building regulations.

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.

DIRECTIONS

SAT NAV: WA16 0NX

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)

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: C

ENERGY PERFORMANCE RATING

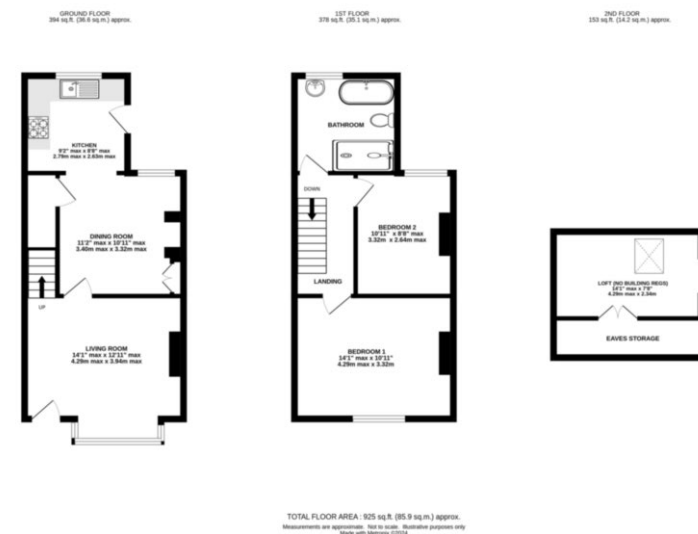
D

TOTAL FLOOR AREA

925 SQFT approx.

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 9BU

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.