



**GASCOIGNE
HALMAN**

LOWE DRIVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Chain, Ideal for first time buyers/couples and Investors and offering superb scope and potential to extend/improve (subject to planning consent). This spacious three-bedroom semi-detached house is nestled within a generous sized corner plot that will no doubt appeal to buyers looking to extend/refurbish a home to individual taste and design.

Accommodation briefly comprises; welcoming hallway, spacious living room with log-burner, dining area and a fitted kitchen completes the ground floor. A landing with storage cupboard provides access to three bedrooms, two of which are double rooms and the third is larger than average. A bathroom with separate W.C completes the accommodation. Warmed by a GCH system and double glazed.

Externally the property has a front garden with hard standing area which extends to the side and into the sizeable fully enclosed rear garden with summerhouse/shed. The garden size is ideal for buyers that like to entertain, families with children or as mentioned above developers keen to extend (STPP).

DIRECTIONS

SAT NAV: WA16 8DN

AGENT NOTE

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they

will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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: C

ENERGY PERFORMANCE RATING

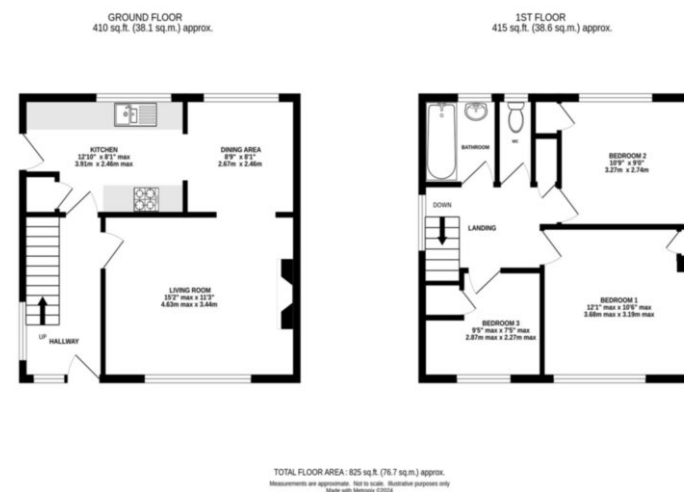
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TOTAL FLOOR AREA

825 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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