



**GASCOIGNE  
HALMAN**

MALLARD CLOSE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Chain: A well-presented, beautifully proportioned and extended four-bedroom, two-bathroom semi-detached house with generous sized driveway and rear garden. Situated in a popular family friendly cul-de-sac, and only a stone™s throw away from Tatton Park and a stroll of the vibrant town centre will ensure this home appeals to a host of potential buyers.

Over the years the property has been remodelled to provide more open plan living space. An enclosed porch has been added to the front which opens into a bright and spacious living room, with generously proportioned integrated dining kitchen beyond. The garage has been partially converted into a utility room with a small store to the front for the likes of bicycles, garden furniture and equipment.

At first floor level there are now four bedrooms, three of which are double rooms with the principal bedroom benefitting from a well-appointed En-suite. The fourth bedroom is a comfortable single or alternatively could be utilised as a home office/nursery. A family bathroom with 3-piece white suite completes the accommodation. Warmed by a GCH system with combi-boiler and fully double glazed.

Externally a driveway provides ample off-road parking, and the rear garden provides a pleasant backdrop.

#### 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. 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

Leasehold. 946 years remaining on the lease. 999 years from June 1971. Ground Rent £20pa

#### SERVICES (NOT TESTED)

Main 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

D

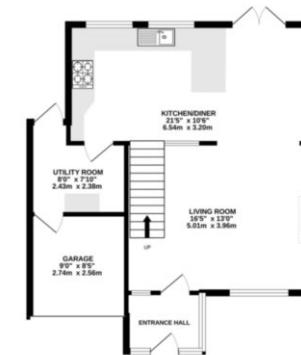
#### TOTAL FLOOR AREA

1169 SQFT approx.

#### VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Residential purposes only.  
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## KNUTSFORD OFFICE

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**GASCOIGNE  
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