



**GASCOIGNE
HALMAN**

SPINNEY LANE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



SPINNEY LANE, KNUTSFORD

Foxcroft is situated in a highly desirable and convenient location off Spinney Lane and on the edge of The Heath.

The home presents an exciting opportunity for buyers whilst sitting within generous mature walled gardens, all falling within a convenient short walk to the centre of vibrant Knutsford.

Whilst the property has been well maintained over the years, including updated bathroom suites, this spacious five-bedroom, two-bathroom residence now presents buyers with the opportunity to extend/remodel and refurbish to individual taste and design (all subject to the necessary planning consent). A central hallway with cloakroom/W.C provides access to a generous sized living room overlooking the private rear garden, study/playroom, and a bright and spacious living dining kitchen with a separate utility room.

The first floor comprises of five generous sized bedrooms, with the majority benefitting from excellent eaves storage cupboards. The principal bedroom also has fitted wardrobes and an En-suite. The remaining bedrooms are served by a family bathroom.

Externally a driveway provides ample off-road parking and extends to the integrated double garage. An impressive well established rear garden provides a good degree of privacy, scope to extend, and the ideal backdrop to a family sized home of these proportions.





DIRECTIONS

SAT NAV: WA16 0NQ

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)

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 G

ENERGY PERFORMANCE RATING

TBC

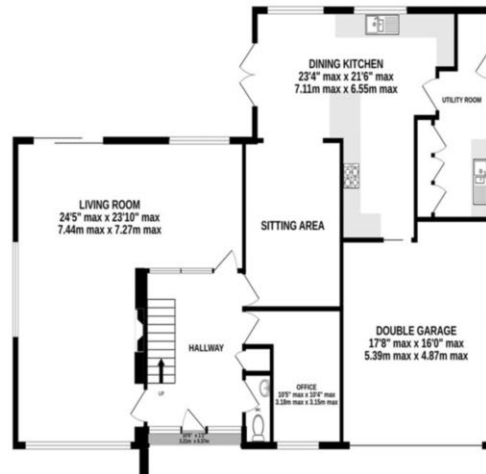
TOTAL FLOOR AREA

2851 SQFT approx.

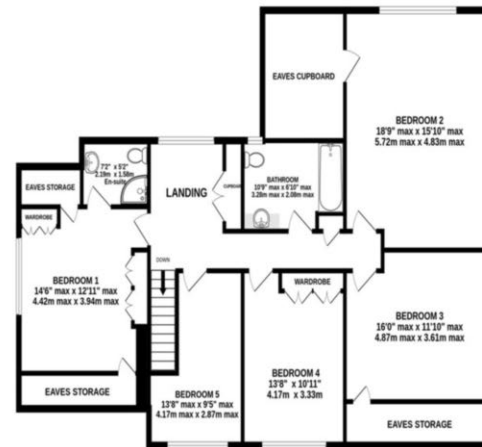
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1447 sq.ft. (134.4 sq.m.) approx.



1ST FLOOR
1404 sq.ft. (130.5 sq.m.) approx.



TOTAL FLOOR AREA: 2851 sq.ft. (264.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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