



**GASCOIGNE  
HALMAN**

LONGRIDGE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Ideal for first time buyers/couples and investors. A deceptively spacious and well-presented 3-bedroom mid terrace home with well-tended gardens and generous sized driveway.

Accommodation briefly comprises; entrance hallway, bright and spacious living/dining room, larger than average fitted breakfast kitchen, and to complete the ground floor is a versatile study/occasional bedroom with wet room, ideal for buyers that work from home. To the first floor, there are three double bedrooms and an updated 3-piece bathroom.

Externally a driveway provides ample off-road parking, and to the rear there is an enclosed well-maintained rear garden. The property also benefits from solar panels which assists in reducing annual energy bills.

#### DIRECTIONS

SAT NAV: WA16 8PP

#### 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: B

#### ENERGY PERFORMANCE RATING

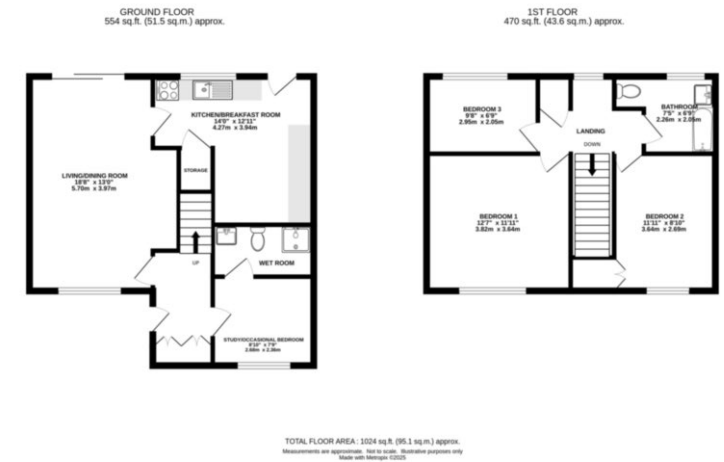
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#### TOTAL FLOOR AREA

1024 SQFT approx.

#### VIEWINGS

Viewing strictly by appointment through the Agents.



#### KNUTSFORD OFFICE

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