



**GASCOIGNE
HALMAN**

MOBBERLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No chain: An exceptional three-storey townhouse which has recently been comprehensively refurbished and remodelled to cater for modern day living. Nestled within a private backwater on the fringe of the town centre, whilst enjoying a private driveway and rear garden will ensure this home appeals to a variety of potential buyers.

Accommodation briefly comprises; storm porch with storage, welcoming hallway with stairs extending to the upper floors, cloakroom/W.C, and a magnificent fully integrated dining kitchen with contrasting granite worksurfaces and access to the rear garden completes the ground floor.

The first floor comprises of a bright and spacious living room with neutral carpet complemented by wooden parquet surround. Off the living room there is a generous sized home study or bedroom.

The second-floor benefits from two further well-presented bedrooms including a well-proportioned principal double, all served by a fabulous well-appointed 3-piece bathroom with shower over. Warmed by a new GCH system and Upvc double glazed.

Tucked away in an exclusive development of only four similar townhouses, all with private driveways, this immaculate home needs to be seen to be fully appreciated.

DIRECTIONS

Sat Nav : WA16 8EQ

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

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 D

TOTAL FLOOR AREA

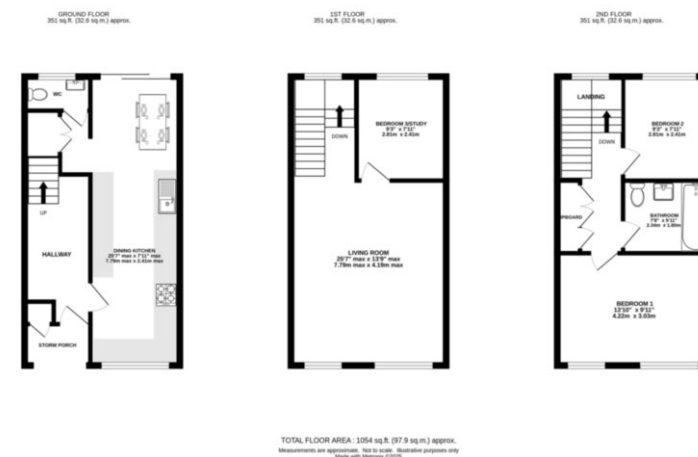
1054 Sq Ft

ENERGY PERFORMANCE RATING

C

VIEWINGS

Strictly by appointment through the agent



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**GASCOIGNE
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