



**GASCOIGNE
HALMAN**

BEXTON ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Situated on one of Knutsford's most popular roads and within the conservation area this attractive two/three double bedroom Victorian terraced property falls within a short flat walk of the vibrant town centre, local amenities, and nearby schools.

This immaculate bay fronted Victorian terraced property is approached over dwarf walled courtyard gardens and retains a plethora of original features throughout. Internally the hallway leads to a large dual aspect through living, dining room allowing for plenty of light and space with an original open feature fireplace, high ceilings and sash windows. There is a contemporary style white high gloss kitchen with appliances and under-floor heating overlooking the Southerly rear courtyard. The lower level has undergone a total basement conversion which provides a generous sized 3rd double bedroom or Family room with natural light and a large storage/pantry chamber. To the first floor there is a fabulous principal double bedroom located at the front of the property, whilst benefitting from an open grate fireplace and fitted wardrobes. A second double bedroom is located to the rear. The main bathroom is furnished with a period style white suite comprising; separate shower cubicle, free standing roll-top bath, wash basin and W.C.

Externally a low maintenance designed, and fully enclosed courtyard garden provides ample space for entertaining and enjoys a southerly aspect.

DIRECTIONS

SAT NAV: WA16 0DQ

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: D

ENERGY PERFORMANCE RATING

D

TOTAL FLOOR AREA

1121 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

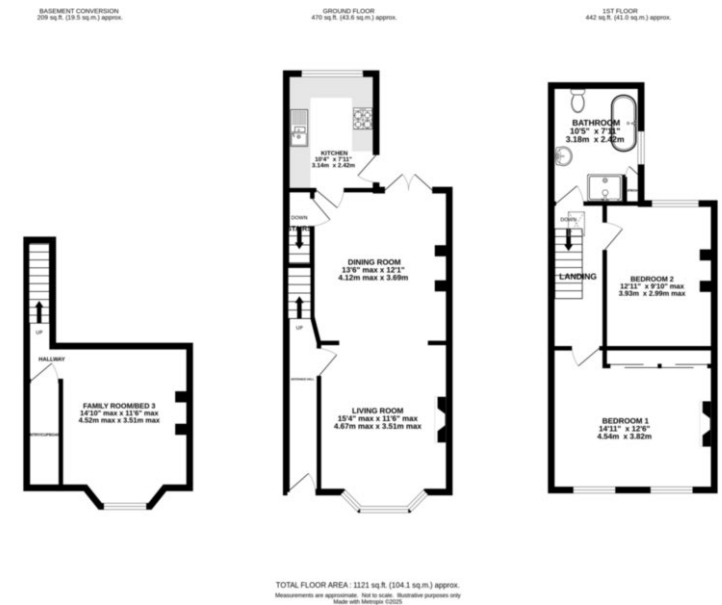
KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 9BU

**GASCOIGNE
HALMAN**



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.