



**GASCOIGNE
HALMAN**

BROAD OAK LANE, MOBBERLEY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No chain, Scope to extend and improve, whilst boasting fabulous panoramic views over Cheshire countryside! An attractive, well-maintained three-bedroom semi-detached house with driveway, detached garage, and well-tended private gardens. Due to occupying a generous sized corner plot the property provides superb scope and potential to extend (subject to the necessary planning consent). The property has also recently been re-roofed circa 21/22 and a viewing is highly recommended.

Whilst the property has been well-maintained over the years, potential buyers are presented with the exciting opportunity to remodel and update to individual taste and design. Accommodation briefly comprises; entrance hallway, dual aspect living room with fireplace, bay fronted dining room, and a fitted kitchen with useful rear hallway and utility space completes the ground floor.

The first floor landing greets buyers with a window to the rear which perfectly frames the view of the open fields beyond. There are three bedrooms, two of which are double rooms, and all three have fitted wardrobes. A shower-room with white suite completes the accommodation. Warmed by oil central heating and double glazed.

Externally the property benefits from a rear driveway and detached garage which is accessed off Beech Avenue. There are well tended enclosed private gardens to both the front, side and rear which will no doubt appeal to families and those wishing to explore extending to individual taste and design (subject to planning permission).

DIRECTIONS

SAT NAV: WA16 6JR

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)

Oil Central heating. Mains Water, Electric & Drainage 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

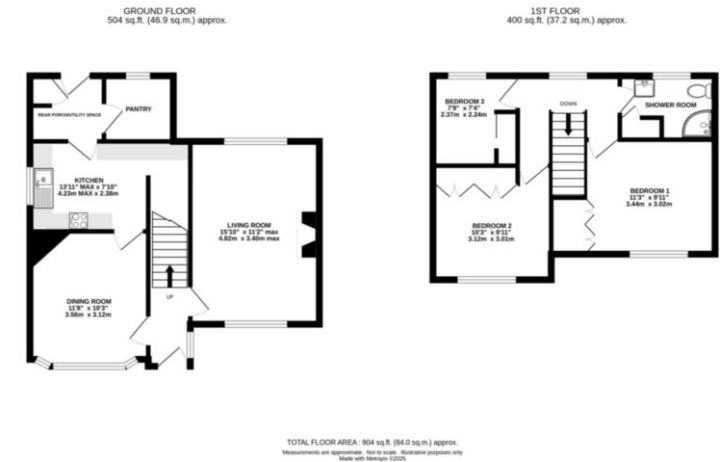
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TOTAL FLOOR AREA

904 SQFT Approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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