



**GASCOIGNE
HALMAN**

CHAPEL LANE, BUCKLOW HILL

THE AREAS LEADING ESTATE AGENT

Development opportunity and No Chain. An attractive detached bungalow sat within an extensive plot that extends to ½ an acre approx. (0.48 acre) with lovely open views beyond. Offers huge potential to extend/redevelop subject to the necessary planning consent.

Conveniently located in the desirable village of Mere, and falling within a 5 minute approx. a short drive from Knutsford town centre will ensure this exciting opportunity appeals to a variety of potential buyers. Coming to the market after being in the same family for over 60 years this home provides a new owner with the potential to create a 'one of a kind' detached home.

Internally the property boasts a large living room and dining area, kitchen, and two generous-sized double bedrooms accompanied by the main bathroom all conveniently located on the ground floor. There is a large loft space that provides huge potential and scope to develop. Externally the property is complemented by mature well-stocked private gardens. To the front, there is a spacious half-moon driveway which extends to the single garage.

DIRECTIONS

SAT NAV: WA16 6RH

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)

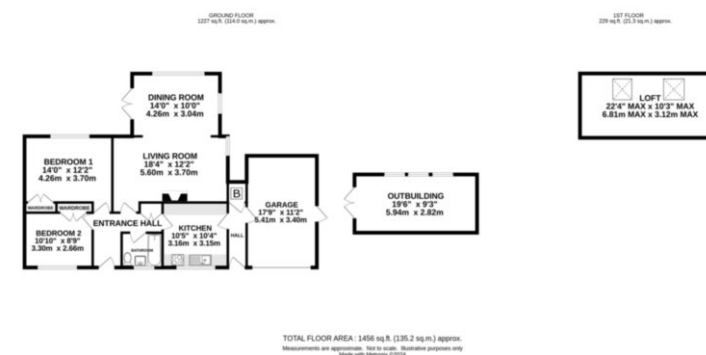
Mains Electric, Water, and Drainage are connected. Oil Central Heating. Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: E

ENERGY PERFORMANCE RATING

Rating: E



KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignealman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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