



**GASCOIGNE
HALMAN**

VICTORIA STREET, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Chain: An Immaculate three double bedroom, two bathroom 3-Storey Townhouse with impressive conservatory overlooking the garden. Located within a sought-after cul-de-sac and walking distance of Knutsford, The Heath and Tatton Park will ensure this home appeals to buyers.

Tastefully decorated in neutral tones and benefitting from newly fitted bathroom and En-suite facilities an internal viewing is highly recommended. A welcoming hallway with understairs cupboard and downstairs W.C provides access to a versatile room within the partial garage conversion. A well-appointed dining kitchen with double doors opening to the conservatory completes the ground floor.

The first floor comprises of a bright and spacious living room, with a Principal double bedroom with superb En-suite and fitted wardrobes located to the rear.

The second floor enjoys two further double bedrooms, all served by an impressive 3-piece family bathroom.

Externally a driveway extends to the integrated garage/partial conversion. The enclosed rear garden is complemented by raised borders and a pleasant patio seating area.

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.

DIRECTIONS

Sat Nav: WA16 6HY

TENURE

Leasehold length 999year from 1999. 974 years remaining. Ground rent of £175 per annum

SERVICES (NOT TESTED)

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

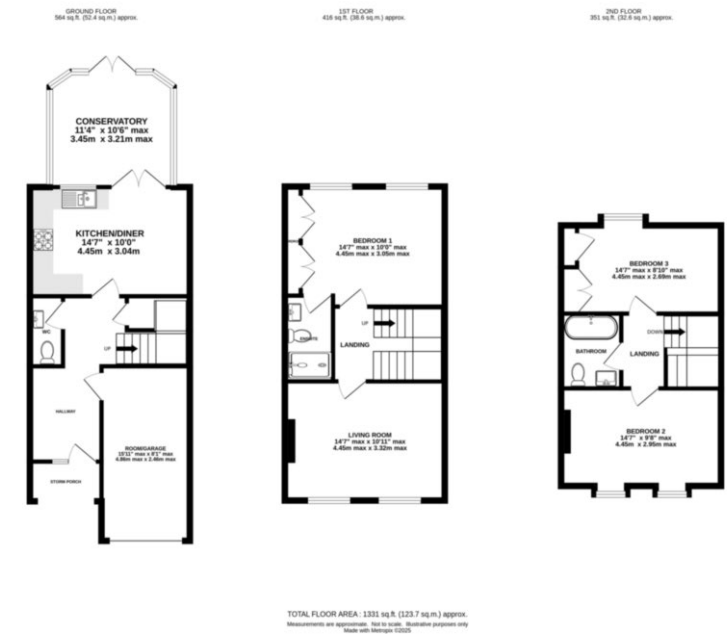
TBC

TOTAL FLOOR AREA

1331 Sq Ft

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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