



**GASCOIGNE
HALMAN**

HOLLY BANK, MARTHALL LANE, OLLERTON,

THE AREAS LEADING ESTATE AGENT

| 450,000.00

'Holly Bank' is an attractive, well-proportioned, and recently redecorated period end terraced cottage with private southerly facing side garden extending to a detached garage. Additionally, the property enjoys fabulous views over open Cheshire countryside, and a viewing is highly recommended to appreciate.

Accommodation briefly comprises; Entrance hallway with cloaks cupboard, downstairs W.C, bright and spacious living room with fireplace and handy understairs study area, and an open plan designed fitted dining kitchen with French doors opening to the garden completes the ground floor.

The first floor benefits from two double bedrooms, with the rear bedroom providing the ideal vantage point to enjoy the priceless views over open countryside. A well-appointed bathroom with 3-piece suite and light tube completes the accommodation. The loft has Velux windows and is fully boarded, so if required buyers could utilise as a workspace or hobby room.

Externally a generous sized driveway is complemented by a well-tended front garden. The detached garage is a great addition to the property and there is pedestrian access direct into the enclosed side garden with patio.

LOCATION

The property is within close reach of the cosmopolitan town of Knutsford, 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 antique shops, purveyors of fine wines and chocolate to art galleries and interior design specialists.

There are however, a few familiar sites of larger multiple retail supermarket outlets, including Booths and Boots. Evenings in Knutsford are very lively with many fine wine bars, pubs and restaurants catering for most tastes. For the outdoor enthusiast, Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep with its Regency mansion, glorious gardens, traditional farm and medieval old hall. The town centre offers Leisure Centre facilities as well as numerous private sporting clubs and notable golf courses within easy reach. For the commuter, access to the nearby North West motorway network is readily available, as is Manchester International Airport and the rail station has links to Chester and Manchester. Excellent education facilities cater for children of most ages in both the state and private sectors.

DIRECTIONS

SAT NAV : WA16 8RS

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council Tax Band D

ENERGY PERFORMANCE RATING

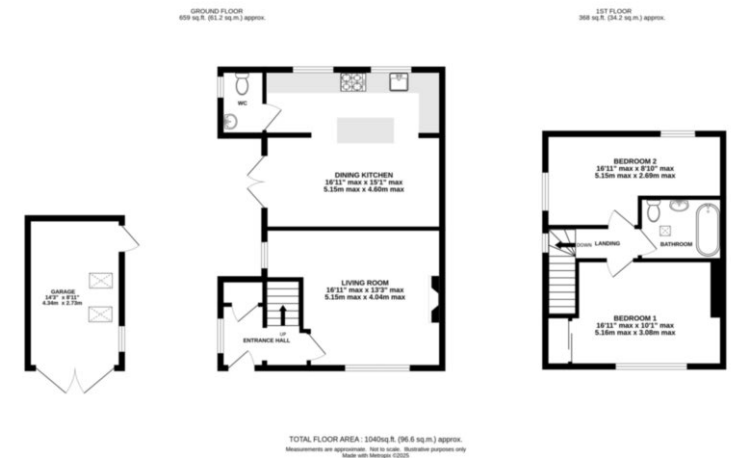
D

TOTAL FLOOR AREA

1040 sq ft

VIEWINGS

Viewing strictly by appointment through the Agents.



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