



**GASCOIGNE
HALMAN**

SHAW DRIVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Generous Corner Plot with Scope to Extend and Improve (Subject to Planning Consent) and available with No Chain. A well-maintained and spacious three-bedroom semi-detached home with driveway, garage, and well-tended south facing rear garden with raised decked seating area. Whilst the property has been well-maintained over the years, it now presents buyers with the exciting opportunity to extend and re-model to individual taste and design (subject to the necessary planning consent).

Accommodation briefly comprises; storm porch, welcoming hallway with understairs storage, bright and spacious living dining room, and a fitted kitchen completes the ground floor. On the first floor there are three bedrooms, two of which are double rooms with fitted wardrobes and the third is larger than average. A wet room with white suite completes the accommodation. Externally a driveway provides ample parking and extends to the adjoining garage. The south facing rear garden with raised decked seating area provides a pleasant backdrop. Warmed by a GCH system and double glazed.

Superb potential and all falling within convenient reach of a variety of local amenities, schools, and excellent commuter links, whilst only a short drive from Knutsford town centre.

DIRECTIONS

SAT NAV: WA16 8JR

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: C

ENERGY PERFORMANCE RATING

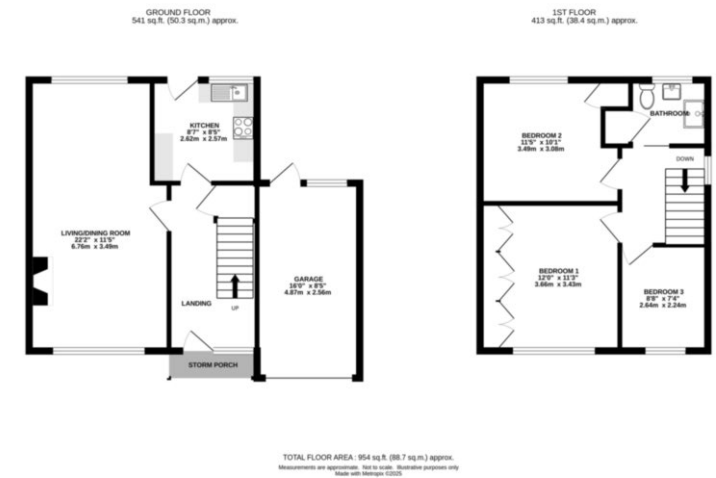
TBC

TOTAL FLOOR AREA

954 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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