



**GASCOIGNE  
HALMAN**

WOODSIDE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A beautifully proportioned and particularly versatile three/four-bedroom, three bathroom extended detached bungalow with private southerly facing rear garden, driveway, and garage. Due to the well-designed configuration and clever use of glazing the property is bathed in natural light on both the ground and first floor.

Over recent years the property has been remodelled to provide a generous sized fully integrated fitted kitchen, open plan to the spacious dining hall with feature vaulted ceiling and French doors into the entrance porch. A bright and spacious extended living room is located to the rear and overlooks the garden. A Principal double bedroom with En-suite and an additional double bedroom with separate shower room completes the ground floor.

The first-floor benefits from two further double bedrooms with fitted wardrobes and handy eaves storage. The centrally located landing is complemented by velux windows and an additional shower room.

Externally a driveway extends to the garage, flanked by a front garden which is laid to lawn in the main with a wealth of mature plants and foliage. The south facing private rear garden is a lovely feature of the property, landscaped for best use of space and catering perfectly for outside entertaining.

The peaceful sought after cul de sac falls within walking distance of the school and close proximity of the town centre, Tatton Park and train station.

#### DIRECTIONS

SAT NAV: WA16 8BX

#### 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)

All 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: E

#### ENERGY PERFORMANCE RATING

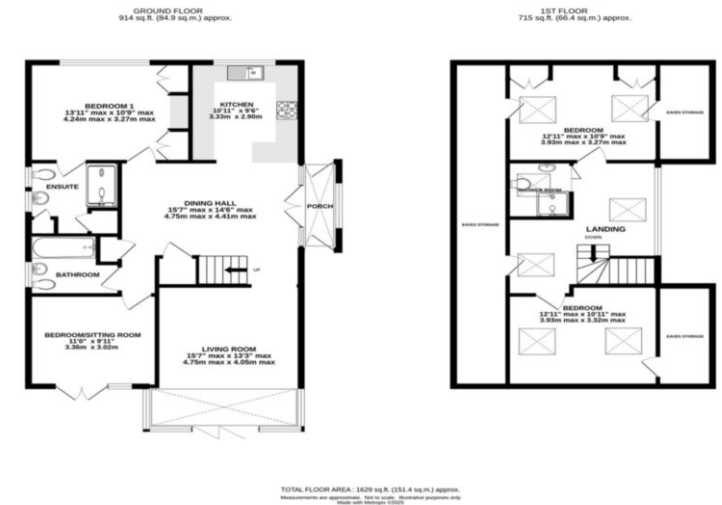
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#### TOTAL FLOOR AREA

1629 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



## KNUTSFORD OFFICE

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