



**GASCOIGNE
HALMAN**

SPRINGWOOD AVENUE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Fabulous Corner Plot with Excellent Potential to Extend (STPP). Occupying a generous and sought-after corner plot, this well-maintained, double-storey extended three-bedroom semi-detached home offers superb scope for further development, subject to the necessary planning consents.

The accommodation is thoughtfully laid out and briefly comprises: entrance hall, a spacious living room with feature bay window and French doors opening onto the rear garden, a versatile dining/breakfast room, and a recently updated fitted kitchen with direct access into the garage.

Upstairs, you'll find three generously sized bedrooms, including two doubles, all served by a family bathroom featuring a 3-piece suite and a walk-in shower.

A true highlight of this property is the beautifully maintained, fully enclosed rear garden - an ideal space for entertaining, family play, or potential future development. The outdoor space features a patio area, lawned gardens and greenhouse.

Additional benefits include a driveway and garage, all located in a popular residential area with convenient access to local amenities, schools, and transport links.

DIRECTIONS

SAT NAV: WA16 8JA

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 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

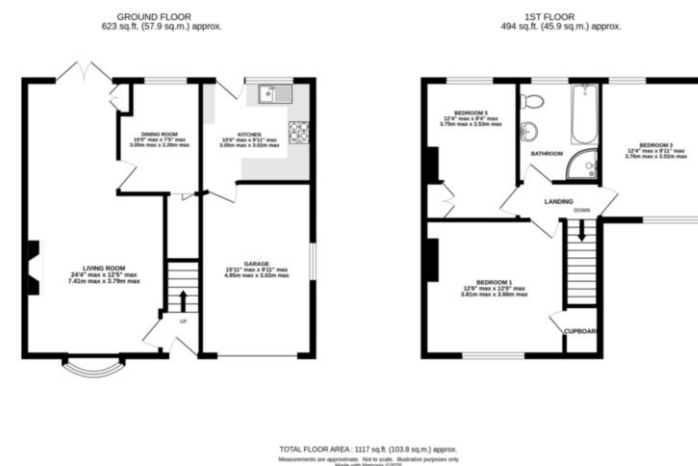
C

TOTAL FLOOR AREA

1117 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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**GASCOIGNE
HALMAN**

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