



**GASCOIGNE
HALMAN**

TREE WAY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



TREE WAY, KNUTSFORD

A versatile and stylish Three-Bedroom Extended Detached Bungalow. Nestled in a quiet cul-de-sac within a highly sought-after residential area, this beautifully extended detached bungalow offers exceptional living space, a private landscaped rear garden, and a prime location just a short walk from Bexton School and Knutsford's vibrant town centre.

Thoughtfully designed and immaculately presented, the accommodation includes a welcoming entrance hall with a cloaks cupboard, leading into an inner hallway and a spacious, light-filled living room featuring bi-fold doors that open onto the rear garden. Double doors from the living room flow into a superb open plan living, dining kitchen, complete with Velux windows and additional patio doors, creating a seamless indoor-outdoor living experience.

The property offers three generously sized double bedrooms, all with fitted wardrobes. The versatile third bedroom benefits from an abundance of natural light thanks to a striking glazed roof lantern - ideal as a guest room, office, or hobby space. A stylishly appointed family bathroom features a three-piece suite and a separate walk-in shower.

Externally, the home boasts a driveway providing ample off-road parking, a low-maintenance front garden, and a private, beautifully landscaped rear garden with a spacious patio - perfect for al fresco entertaining.

This impressive bungalow combines practicality, style, and location - ideal for downsizers, families, or anyone seeking quality single-storey living in a prime Knutsford location.





DIRECTIONS

SAT NAV: WA16 9AL

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 mains 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

TBC

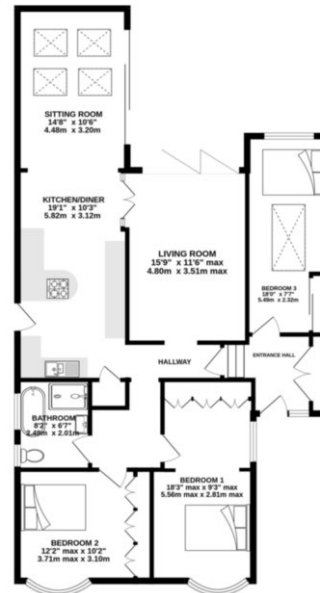
TOTAL FLOOR AREA

1131 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with LettingPro (C202)

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