



**GASCOIGNE
HALMAN**

WARREN AVENUE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



WARREN AVENUE, KNUTSFORD

This exceptional and beautifully appointed four-bedroom, two-bathroom semi-detached home has been thoughtfully extended across two storeys to create an ideal family residence. Set on a corner plot, the property features a spacious driveway and an impressive west-facing garden designed to make the most of the afternoon and evening sun. The garden offers a carefully considered layout, including a stylish composite deck, a covered entertaining area complete with a heater, and a separate play space for children, making it a versatile outdoor haven.

The interior has been reconfigured and extended in recent years, finished in a tasteful, neutral décor that enhances the sense of space and light throughout. On entering the home, you're welcomed by a bright hallway that cleverly incorporates a discreet downstairs workstation, bespoke seating, and a cloakroom/WC. The bay-fronted living room centres around an open-grate fireplace, while a cosy family room features a log burner and bi-folding doors that seamlessly connect to the garden. The heart of the home is a stunning open-plan living, dining, and kitchen area, where French doors lead directly to the deck, creating a wonderful flow between inside and out.

Upstairs, the first floor offers four well-proportioned bedrooms, three of which are generous doubles. The standout principal suite boasts a walk-in fitted dressing room and a luxuriously appointed en suite bathroom, complete with a freestanding bath, twin basins, and a double shower. A further stylish shower room serves the remaining bedrooms, completing this outstanding family home that blends comfort, practicality, and modern design.





DIRECTIONS

SAT NAV: WA16 0AQ

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: C

ENERGY PERFORMANCE RATING

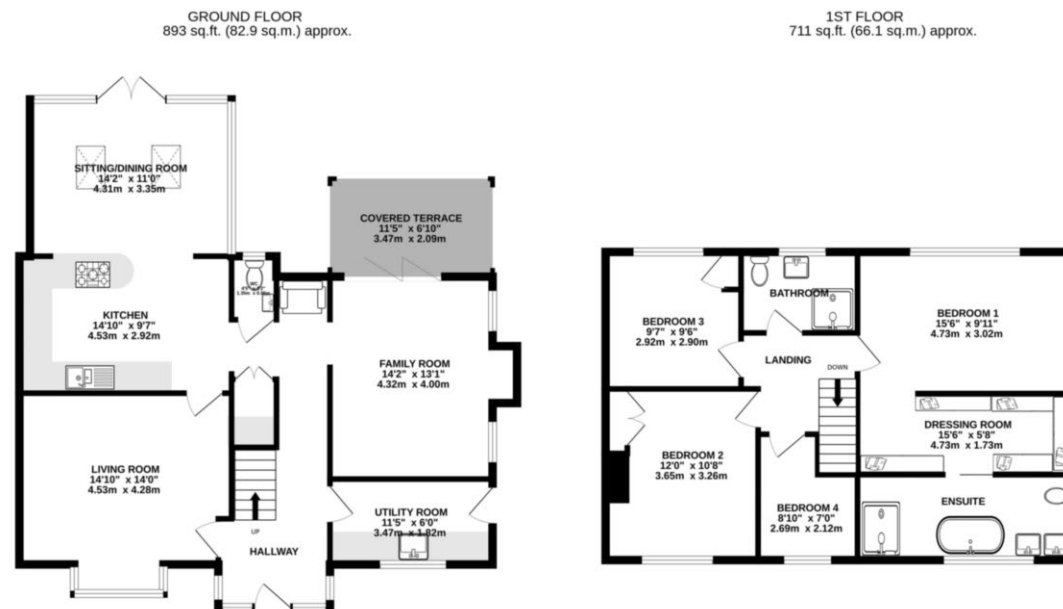
TBC

TOTAL FLOOR AREA

1604 SQFT approx.

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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