



**GASCOIGNE
HALMAN**

SCHOOL CLOSE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

This well-presented, extended four-bedroom semi-detached home is tucked away in a peaceful, family-friendly cul-de-sac, just a short walk from Knutsford Academy and the vibrant town centre. Offering spacious and versatile accommodation over two floors, the property also benefits from approved planning permission (Ref: 24/2445M) for a new porch and a first-floor extension above the existing garage - ideal for those looking to further enhance the home.

Upon entering, you're greeted by a spacious entrance hallway, leading to a bright and airy living room with sliding doors that open into a contemporary open-plan dining kitchen. Perfect for everyday family living and entertaining, the kitchen features patio doors opening directly onto the rear garden. A separate utility room and cloakroom/W.C. add practical convenience on the ground floor. The first floor offers four well-proportioned bedrooms, all served by a well-appointed 3-piece family bathroom complete with an additional walk-in shower. Externally, the home features a generous driveway providing off-road parking and access to an integral garage. To the rear, a well-maintained private garden enjoys a tranquil setting, backing directly onto school playing fields - offering both privacy and ideal entertaining space. In summary, this is a fantastic opportunity to acquire a spacious family sized home with further development potential in one of Knutsford's most sought-after residential areas.

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.

DIRECTIONS

SAT NAV : WA16 0BJ

TENURE

Freehold. Chief Rent £12pa.

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council Tax Band D

ENERGY PERFORMANCE RATING

D

TOTAL FLOOR AREA

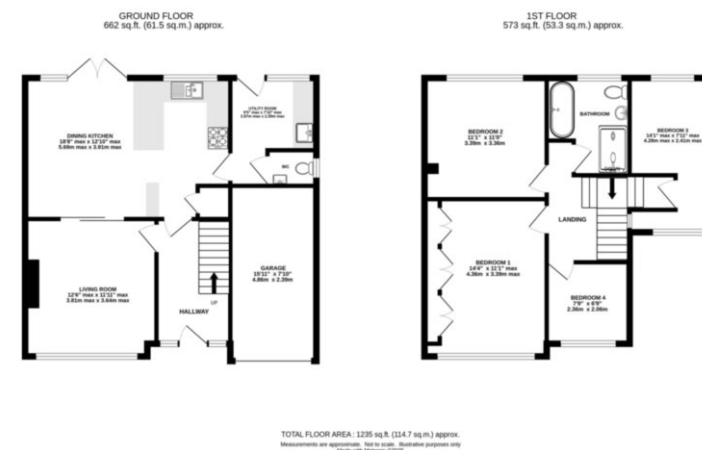
1235 SQ FT Approx

VIEWINGS

Viewings are strictly with the agent.

KITCHEN

WC



KNUTSFORD OFFICE

01565 750900

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