



**GASCOIGNE  
HALMAN**

ELLA GROVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Motivated Seller & Open to Offers. Positioned in a peaceful cul-de-sac just moments from the vibrant town centre, this charming two-bedroom detached cottage with driveway, garage and garden is a hidden gem that must be viewed to be fully appreciated. Ideally positioned just off Middle Walk and adjacent to The Moor, it's perfect for dog walkers and anyone seeking both tranquillity and superb convenience. A wide range of amenities and excellent transport links are just a short stroll away, making the location exceptionally desirable.

Inside, the property seamlessly combines traditional character with modern comfort. The well-presented interior includes a cosy cottage-style dining kitchen, a generous living room and a bright, welcoming conservatory. Upstairs, two spacious bedrooms are complemented by a contemporary style bathroom, while a downstairs W.C adds valuable practicality.

Externally, the home enjoys attractive front and rear gardens - ideal for relaxing, entertaining, or simply enjoying the peaceful surroundings. A private driveway and garage provide off-street parking. There is also exciting scope for extension or reconfiguration (subject to the required planning permission), with previous approval granted in 2021 for a front porch (now expired).

Offered with no onward chain, this delightful home presents a rare opportunity to secure a serene retreat in a highly sought-after setting - perfect for dog lovers and those looking for a blend of charm, comfort, and convenience.

#### DIRECTIONS

SAT NAV: WA16 8UT

#### 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: D

#### ENERGY PERFORMANCE RATING

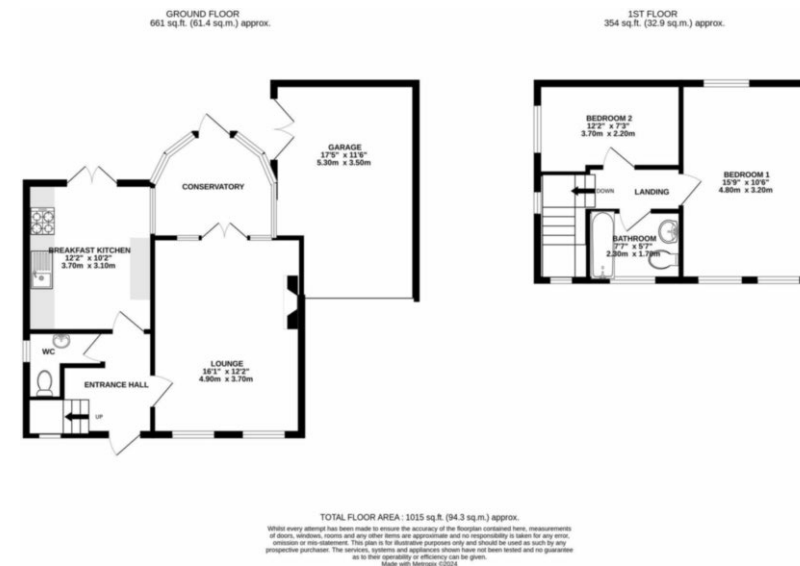
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#### TOTAL FLOOR AREA

1015 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



## KNUTSFORD OFFICE

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