



**GASCOIGNE
HALMAN**

OVERFIELDS, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Ideal for first-time buyers, young professionals and downsizers, this beautifully presented and modern three-bedroom, two-bathroom mid-terrace home enjoys a prime location on the outskirts of Knutsford town centre.

The accommodation comprises: a welcoming entrance hall, a tastefully decorated living room, and a stylish, well-equipped kitchen/dining room with integrated appliances. A useful utility room and separate WC complete the ground floor.

Upstairs, you'll find three generously proportioned bedrooms, including a principal bedroom with an en-suite shower room, along with a contemporary family shower room.

Outside, the low-maintenance rear garden features a decking area - perfect for al fresco dining or relaxing on warm summer evenings.

DIRECTIONS

SAT NAV: WA16 8LQ

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

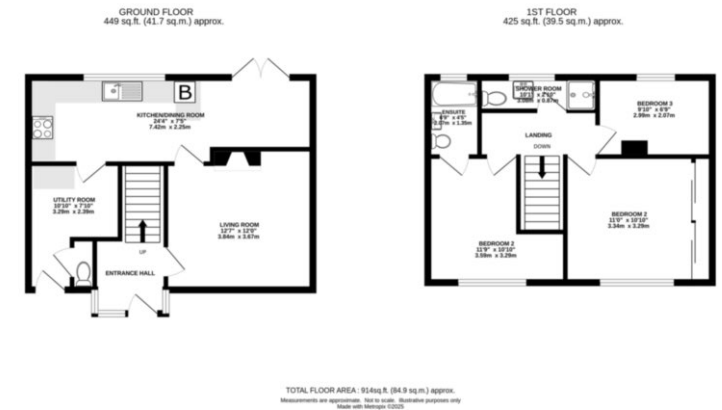
Cheshire East Council Tax: B

ENERGY PERFORMANCE RATING

C

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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**GASCOIGNE
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