



GASCOIGNE HALMAN

KING STREET, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

This most attractive period terraced house, offered with no onward chain, is perfectly positioned in the very heart of Knutsford's highly sought-after town centre conservation area. A home of genuine character, it combines charming features with the exciting opportunity for sympathetic modernisation, creating an exciting prospect for discerning buyers. Just a short stroll from The Heath, the train station and the wealth of boutique shops, restaurants, and amenities for which Knutsford is renowned, it offers both convenience and lifestyle in equal measure.

The accommodation unfolds from a welcoming entrance hallway into a delightful living room, complete with a fireplace, leading in turn to a separate dining room and a fitted kitchen which opens directly onto the rear courtyard. To the first floor, there are two spacious and well-proportioned bedrooms, together with a larger-than-average bathroom that enhances the sense of scale and potential.

This property will hold strong appeal for first-time buyers, downsizers, and investors alike, with possibilities as a stylish home, a buy-to-let/Airbnb, or even as a commercial unit, subject to the necessary consents. Residents of Knutsford also enjoy the benefit of a Cheshire East parking permit within the town, available at a competitive rate of £90 per year.

Externally, the rear of the property reveals a charming, enclosed courtyard garden, offering a private retreat with ample space for a small table and chairs - with pedestrian access beyond.

DIRECTIONS

SAT NAV: WA16 6DW

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

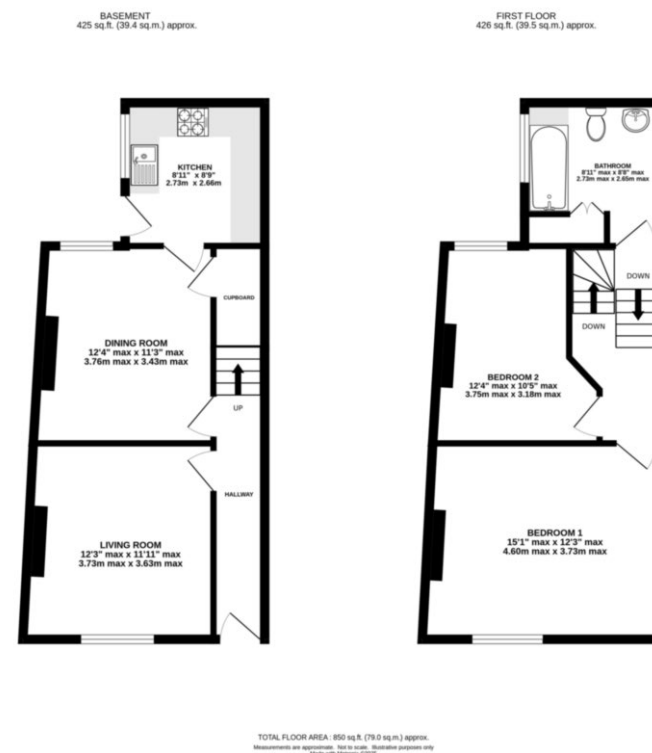
TBC

TOTAL FLOOR AREA

850 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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**GASCOIGNE
HALMAN**

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