



**GASCOIGNE  
HALMAN**

KENILWORTH AVENUE, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

An exceptional well-appointed and spacious two double bedroom, two bathroom extended detached bungalow with fabulous conservatory overlooking the larger than average well-stocked private rear garden. Located within a peaceful cul-de-sac of similarly proportioned detached bungalows, this fine home needs to be seen to be appreciated.

Beautifully presented and particularly versatile accommodation is flooded with natural light, and an internal viewing will reveal; spacious entrance porch opening into a central hallway that perfectly divides the living accommodation from the bedrooms. The 'heart of the home' is a generous sized dual aspect living dining room with attractive fireplace and patio doors. Double doors open to a versatile reception room currently utilised as a sitting room/study, off which is the fabulous integrated kitchen and conservatory.

The principal double bedroom overlooks the well-tended rear garden and benefits from a well-appointed En-suite. The second double bedroom is served by an additional shower-room located off the hallway, and therefore comfortably utilised as a guest W.C.

Externally the property occupies a larger than average plot, with both the front and impressive rear gardens enjoying a plethora of mature shrubs and plants. A resin bound stone driveway provides ample parking and extends to the 27ft x 12ft approx garage with electric garage door.

#### DIRECTIONS

SAT NAV - WA16 8JX

#### 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

Leasehold, residue of a 999 year from 1963, subject to a ground rent of £12 per annum.

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: E

#### ENERGY PERFORMANCE RATING

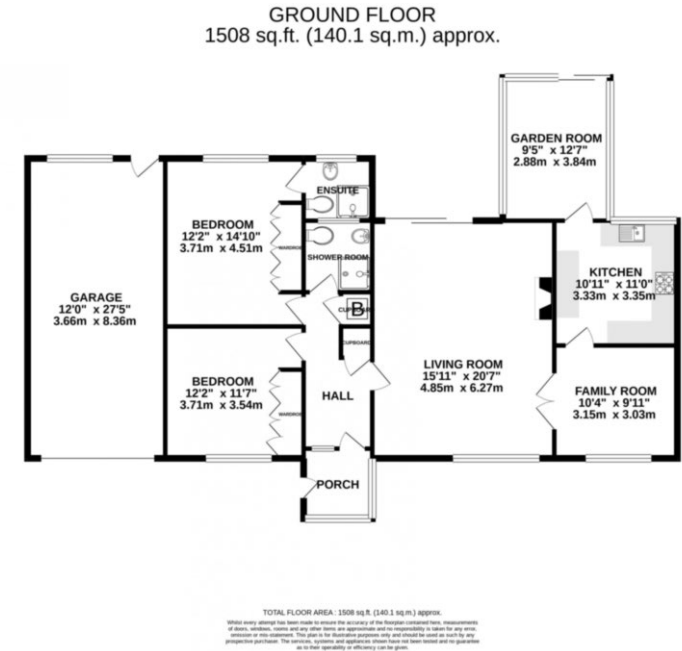
TBC

#### TOTAL FLOOR AREA

1508 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



## KNUTSFORD OFFICE

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