



**GASCOIGNE  
HALMAN**

MOORDALE ROAD, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

A charming two-bedroom terraced cottage, ideally positioned for easy access to all the amenities of Knutsford town centre.

Perfect for first-time buyers or investors, this property offers an excellent opportunity. The accommodation briefly comprises a bright and spacious living room with a feature open fireplace, a modern kitchen fitted with integrated appliances and a separate cooker, and a contemporary ground-floor bathroom.

To the first floor are two generously sized bedrooms, with the main bedroom further benefitting from an en-suite shower room. A useful loft space provides flexible options, ideal as a home office, dressing area, or for additional storage.

Externally, the property enjoys a private courtyard garden.

#### AGENT NOTE

Under the Estate Agents Act of 1979, notice is given that the property is owned by an employee of Gascoigne Halman.

#### DIRECTIONS

SAT NAV: WA16 8ET

#### 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

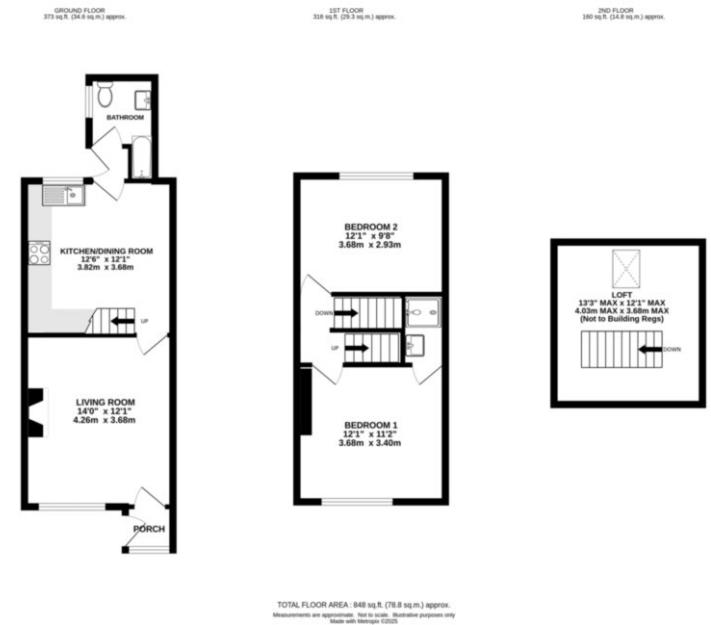
TBC

#### TOTAL FLOOR AREA

848 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



#### KNUTSFORD OFFICE

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