



**GASCOIGNE
HALMAN**

HAMMAN DRIVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Situated within the highly sought-after Parkgate Village development by Bellway, this beautifully presented three-bedroom, two-bathroom detached home offers stylish and contemporary living, perfectly suited to a wide range of buyers, from first-time purchasers to downsizers.

The property is entered via a welcoming vestibule, which leads into a spacious yet cosy living room. An inner hallway provides access to a convenient downstairs WC, before opening into the true heart of the home, the generous open-plan kitchen, dining and living space. This light-filled area is ideal for both everyday family living and entertaining guests.

To the first floor, there are three well-proportioned double bedrooms. The principal bedroom enjoys the benefit of its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the rear garden is attractively presented and offers scope for those with green fingers to create their own outdoor retreat. To the front, the property boasts ample off-road parking, leading to a garage which also features a useful utility area at the rear.

DIRECTIONS

SAT NAV: WA16 8FN

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: D

ENERGY PERFORMANCE RATING

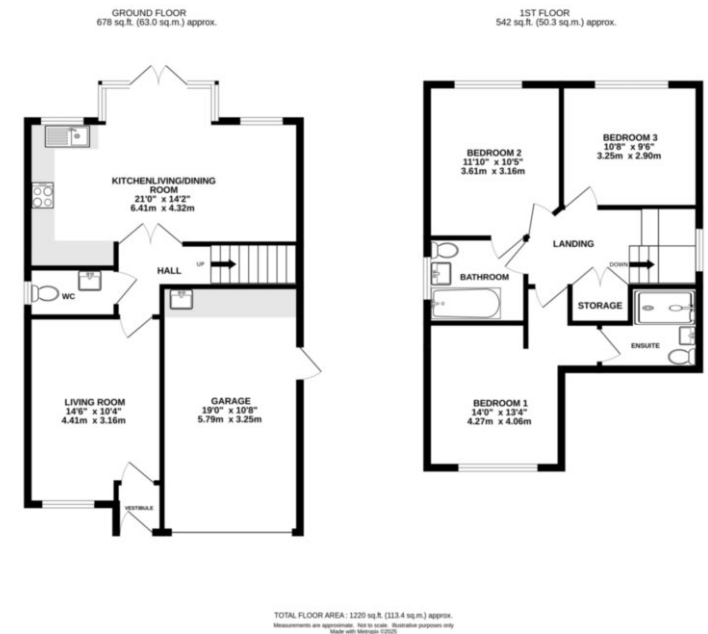
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FLOOR AREA

1220 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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