



**GASCOIGNE
HALMAN**

KEEPERS CLOSE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

NO CHAIN! Nestled in a quiet cul-de-sac, this well-presented three-bedroom semi-detached home has been tastefully modernised and sympathetically improved over the years, offering bright and spacious accommodation. Situated on a highly sought-after development of similar properties.

Keepers Close is within walking distance of the town centre and a range of local amenities, while also benefitting from excellent transport links across the North West and beyond. The property briefly comprises a recently fitted kitchen and a generous living room on the ground floor. To the first floor are three well-proportioned bedrooms, including two doubles, complemented by a stylishly modernised bathroom.

Externally, the home is approached via a gravel driveway, while to the rear lies a private, enclosed garden ideal for relaxation and entertaining. Combining modern comforts with a convenient setting, this property represents an ideal purchase for first-time buyers and investors alike

DIRECTIONS

SAT NAV: WA16 8XS

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. 999 Years from 28 June 1985. Ground Rent £60PA

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

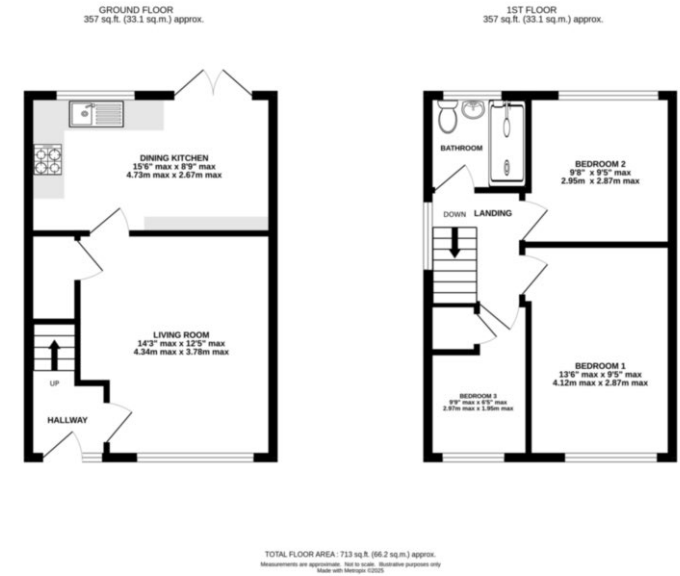
Cheshire East Council Tax Band: C

ENERGY PERFORMANCE RATING

C

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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