



**GASCOIGNE
HALMAN**

WARREN AVENUE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A beautifully appointed and recently refurbished three-double-bedroom terraced home with private driveway and a south-westerly facing rear garden.

Tucked away in an enviable position at the head of a quiet cul-de-sac within a popular residential area, this superb home is just a short stroll from Knutsford Town Centre and its excellent range of local amenities. The vibrant high street, boutique shops, bars, restaurants, and the stunning outdoor spaces of Tatton Park and The Heath are all within easy reach.

Deceptively spacious, the property has recently undergone a thoughtful reconfiguration, resulting in a generous and versatile layout ideal for a variety of buyers. There is also clear potential for further extension or development (subject to the necessary planning permissions).

The ground floor comprises an entrance porch opening into a welcoming hallway with useful understairs storage. A bright and airy living room sits to the front, while to the rear lies an exceptional open-plan dining kitchen - the true heart of the home. This stylish space features striking herringbone flooring, solid butcher's block work surfaces, a handy breakfast bar, bespoke coffee station, and French doors framing views over the rear garden and allotments beyond. A separate utility room and a downstairs W.C complete the ground floor.

To the first floor, the landing provides additional storage and access to the loft via a fitted ladder. Three well-presented double bedrooms are served by a contemporary three-piece bathroom with a shower over bath.

The property is approached via a private front garden and driveway offering off-road parking. To the rear, a generous enclosed garden - mainly laid to lawn and bordered by mature hedging - offers excellent privacy. A flagged patio provides a wonderful space for outdoor dining and entertaining, while the attractive south-westerly aspect ensures

plentiful afternoon and evening sunshine.

DIRECTIONS

SAT NAV: WA16 0AL

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

LOCAL AUTHORITY

Cheshire East Council Tax Band: D

ENERGY PERFORMANCE RATING

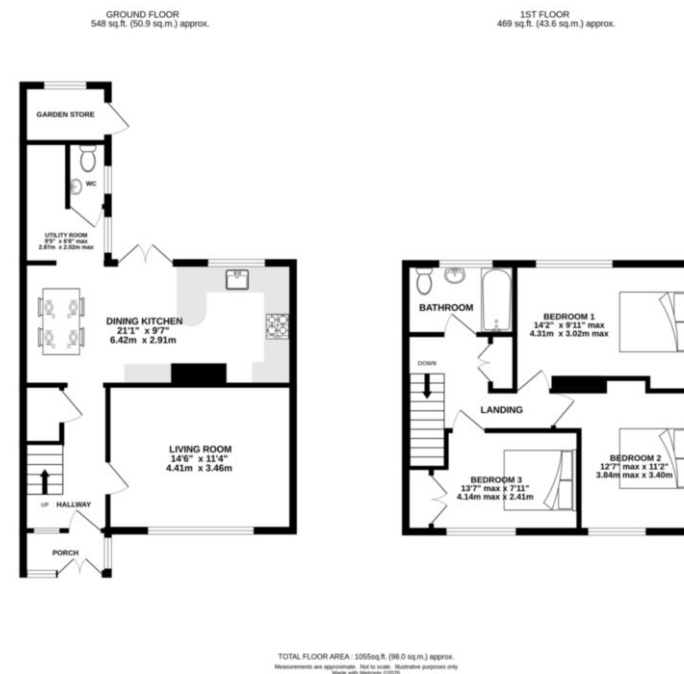
D

TOTAL FLOOR AREA

1055 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



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