



**GASCOIGNE
HALMAN**

PARKGATE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Onward Chain. An excellent opportunity to acquire a well-maintained two-bedroom detached bungalow featuring a large conservatory overlooking a private rear garden. While the property has been carefully looked after over the years, including the installation of an updated boiler circa 2023/24, it now offers buyers the chance to refurbish and modernise to individual taste and design.

Parkgate is a highly regarded crescent in Knutsford, valued for its peaceful yet convenient setting. A local parade of shops is just a short stroll away, with Tatton Park and the wide range of amenities in Knutsford town centre also within walking distance. The road is characterised by attractive detached bungalows, many of which have been sympathetically modernised in recent years.

The accommodation briefly comprises an entrance hallway with storage cupboard, a bright and spacious living room with feature fireplace, and a fitted kitchen providing access to the generously sized conservatory, which offers ample space for both living and dining. There are two bedrooms, including a principal double bedroom positioned to the rear, served by a well-appointed wet room with W.C.

Externally, a driveway leads to an integral garage, which also benefits from convenient pedestrian access to the rear. The enclosed, private rear garden is mainly laid to lawn with a patio area, providing a pleasant and secluded outdoor space.

A fantastic location, excellent potential for improvement, and offered with no onward chain.

DIRECTIONS

SAT NAV: WA16 8HE

KNUTSFORD OFFICE

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26 Princess Street, Knutsford, WA16 6BU

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

D

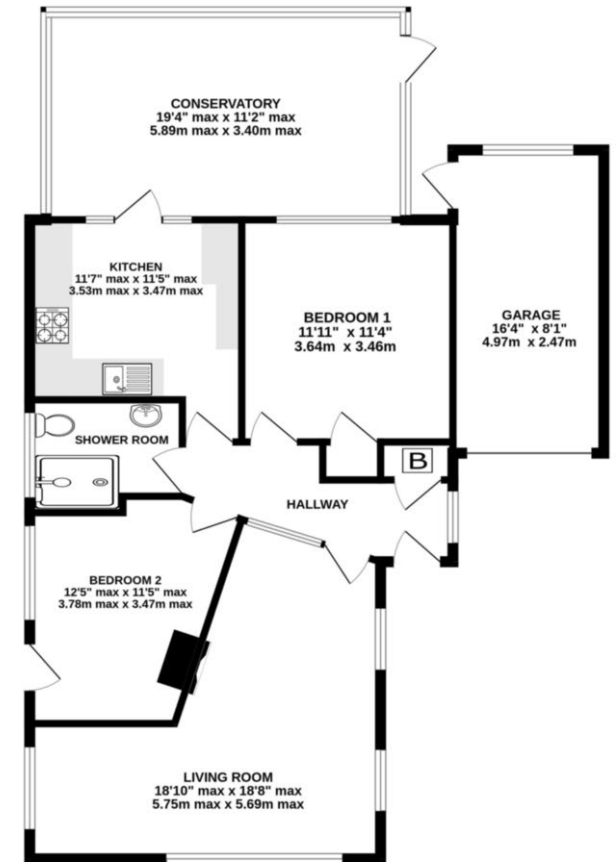
TOTAL FLOOR AREA

1062 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



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Measurements are approximate. Not to scale. Illustrative purposes only
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