



**GASCOIGNE  
HALMAN**

MIDDLE WALK, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.

NO CHAIN. A well-presented two-bedroom Victorian terraced property, ideally located within a short walk of the town centre. The property offers spacious and well-appointed accommodation, complemented by a walled courtyard garden.

The accommodation briefly comprises: entrance porch, a welcoming living room featuring a Victorian fireplace, and a dining room which leads through to a fitted kitchen with integrated appliances. To the first floor are two generously sized double bedrooms, served by a family bathroom.

This property represents an ideal purchase for first-time buyers and investors alike. An internal viewing is highly recommended to fully appreciate the space of accommodation on offer.

#### DIRECTIONS

SAT NAV: WA16 8EW

#### 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 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

#### TOTAL FLOOR AREA

770 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.

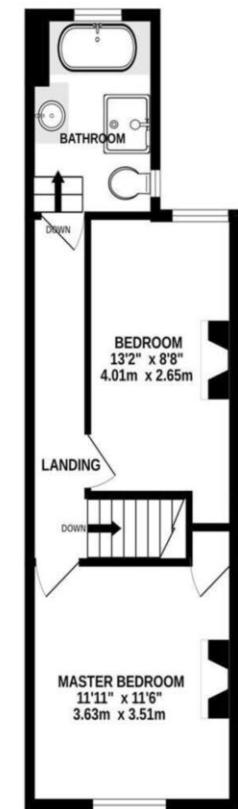
#### KNUTSFORD OFFICE

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26 Princess Street, Knutsford, WA16 6BU

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TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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