



**GASCOIGNE
HALMAN**

WILDGOOSE AVENUE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



WILDGOOSE AVENUE, KNUTSFORD

'The Cutler' is an attractive four-bedroom detached home, located within the highly regarded Parkgate Village development by Bellway. Designed for modern family living, the property will appeal to a wide range of buyers.

At the heart of the home is a bright and spacious kitchen/diner, complete with integrated appliances and patio doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The welcoming living room features a bespoke media wall with an electric fire, forming an attractive focal point. A convenient downstairs WC completes the ground floor.

To the first floor are four well-presented and generously sized bedrooms. The principal bedroom benefits from a contemporary en-suite fitted with Roca sanitaryware, while the remaining bedrooms are served by a modern family bathroom, also fitted with Roca sanitaryware.

Externally, the property offers off-road parking for two vehicles with handy EV point, leading to an integral garage. To the rear is a pleasant garden, predominantly laid to lawn. The property is further enhanced by being offered with no onward chain.





DIRECTIONS

SAT NAV: WA16 8DT

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: E

ENERGY PERFORMANCE RATING

B

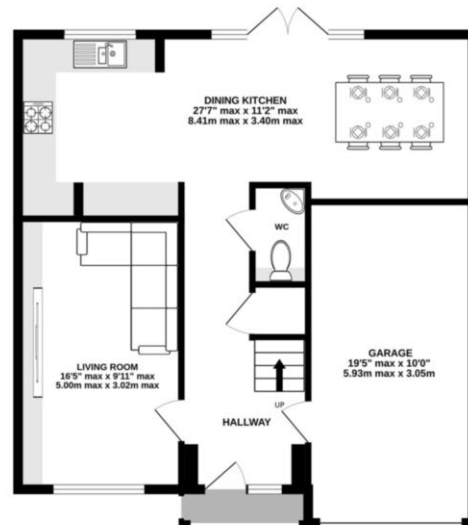
TOTAL FLOOR AREA

1490 SQFT

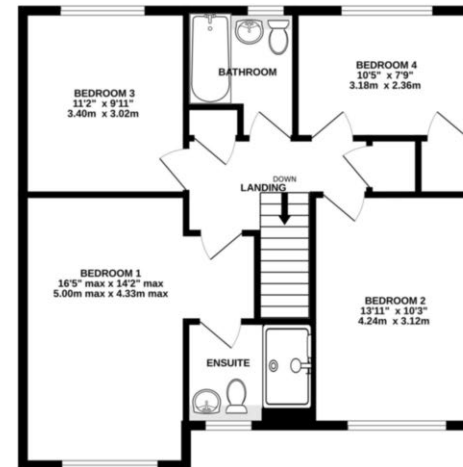
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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