









7 Gaskell Avenue

Knutsford

A Georgian townhouse on Gaskell Avenue, Knutsford. Elegant with views. Large rear gardens. Period charm, over 2,700 sq. ft., 6 bedrooms, cellar. Expansion potential. Permit parking. A landmark home in prime location.

Council Tax band: G

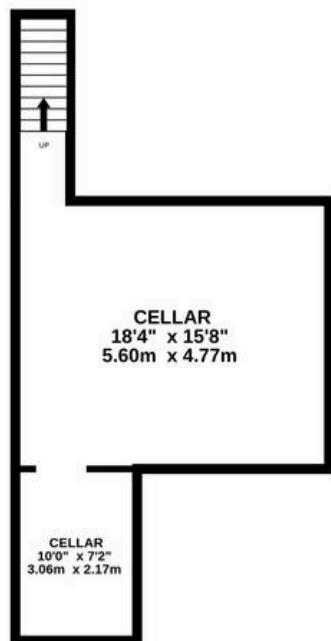
Tenure: Freehold

EPC Energy Efficiency Rating: D

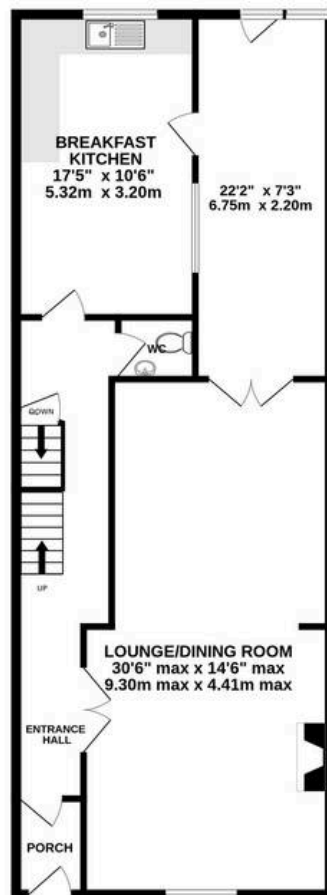
- **Elegant Georgian Townhouse:** A substantial Grade II listed period home forming part of the prestigious Gaskell Avenue terrace, overlooking The Little Heath and The Heath.
- **Prime Central Location:** Peaceful cul-de-sac setting just a short stroll from Knutsford's boutique shops, cafes, restaurants, and train station.
- **Spacious Accommodation:** Extending to approximately 2,743 sq. ft. across four floors, including six bedrooms and generous living areas full of character and charm.
- **Beautiful Living Spaces:** Grand lounge and dining room with high ceilings and period detailing.
- **Private South-Facing Gardens:** Large, well-tended rear gardens enjoying a sunny aspect, perfect for outdoor entertaining or family living.
- **Excellent Potential:** Includes a convertible cellar chamber and loft room, offering scope for additional living space, home office, or extra bathroom (subject to consent).



BASEMENT
394 sq.ft. (36.6 sq.m.) approx.



GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



2ND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 2743 sq.ft. (254.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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