



**GASCOIGNE  
HALMAN**

CRANFORD SQUARE, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT



This attractive mews house enjoys an excellent position within a particularly attractive and well-located development, just moments from The Heath and a short walk from a wide range of local shops, cafés, and amenities. Despite its central convenience, the property benefits from a peaceful and tranquil setting. Requiring updating throughout, this two-bedroom, two-bathroom home presents an excellent opportunity for buyers looking to modernise and add their own personal touch.

Accommodation briefly comprises: entrance hall with a useful downstairs W.C., A spacious living room with direct access to the low-maintenance rear garden, and a fitted kitchen completes the ground floor. To the first floor, there are two double bedrooms, including a principal bedroom with en-suite. The remaining bedroom is serviced by a three-piece family bathroom. Externally, the property benefits from an allocated parking bay.

#### DIRECTIONS

SAT NAV: WA16 oEL

#### 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: D

#### ENERGY PERFORMANCE RATING

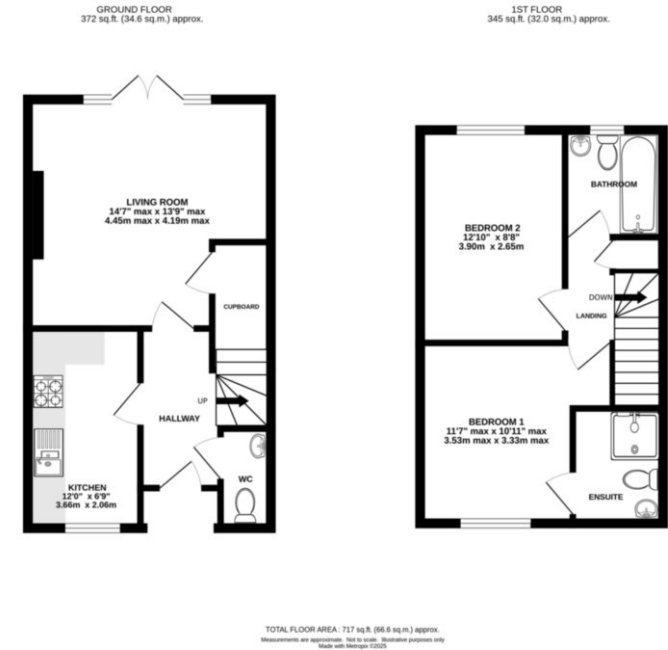
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#### TOTAL FLOOR AREA

717 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



#### KNUTSFORD OFFICE

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