



**GASCOIGNE
HALMAN**

WOODLANDS COURT, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A beautifully appointed and well-proportioned three-bedroom, two-bathroom link-detached home, complete with driveway, garage, and private south westerly facing rear garden. Additionally, the property is nestled within a peaceful, family-friendly cul-de-sac and benefits from a recent re-roof (circa 2023), ensuring it will appeal to a wide range of potential buyers.

Accommodation briefly comprises: Entrance vestibule opening to a generous sized living room complemented by neutral tones, fireplace and open staircase. Double doors open to a well-appointed dining kitchen with separate utility room and cloakroom/W.C which completes the ground floor.

The first floor features three generously sized bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a three-piece family bathroom with shower over. Warmed by a gas central heating and double glazed throughout.

Externally, the front garden flanks a generous driveway leading to the garage, with handy pedestrian access to the rear into the main house. The south-westerly facing rear garden offers a good degree of privacy and includes hard-standing storage space to the side.

Offered for sale with no onward chain, this home is ideally located in a family-friendly area, within close proximity to the town centre and excellent schools.

DIRECTIONS

SAT NAV: WA16 8DS

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

Leasehold. 999 Years from 29 September 1973. 946 Years remaining. £25pa Ground Rent.

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

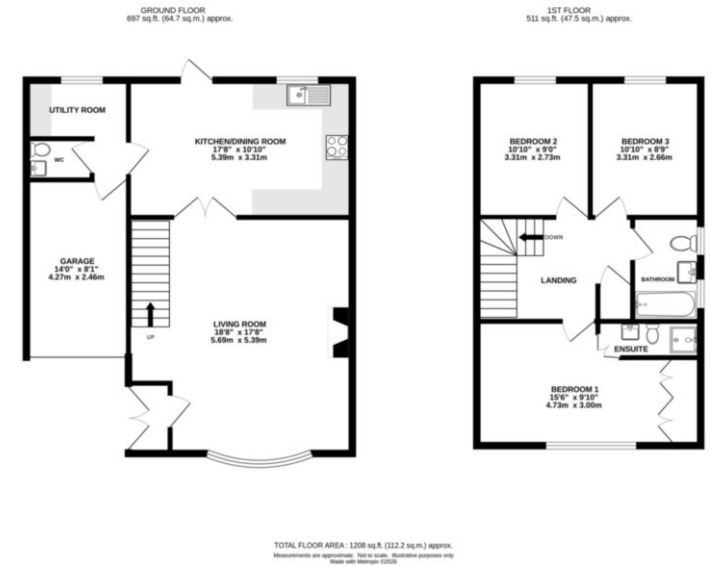
TBC

TOTAL FLOOR AREA

1208 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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