



**GASCOIGNE
HALMAN**

YEWLANDS DRIVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



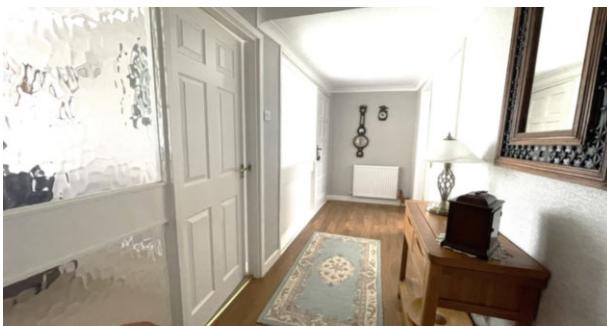
YEWLANDS DRIVE, KNUTSFORD

An impressive, well-presented and beautifully proportioned three bedroom detached true bungalow, approaching 1,580 sq. ft. approx. including an adjoining double garage with electric shutter door, generous driveway and well stocked westerly facing rear garden. Positioned towards the head of this desirable cul-de-sac and within a pleasant stroll of Knutsford town centre, the property is sure to appeal to a wide range of buyers. An internal viewing is highly recommended to fully appreciate the space and setting. The accommodation reveals an entrance porch leading to a welcoming hallway with cloakroom and W.C., bright and spacious living room with fireplace, well-appointed fitted kitchen, separate dining room ideal for entertaining, and a versatile third bedroom which would also serve perfectly as a home office or snug. To the rear of the property are two excellent-sized double bedrooms, both with fitted wardrobes, served by a well-appointed wet-room with W.C.

Occupying an extensive and well-tended garden plot, the property benefits from a deep frontage with driveway parking for several vehicles, leading to the adjoining double garage with remote-operated electric shutter door. The fully enclosed westerly facing rear garden incorporates a pleasant patio area with a sizeable lawn beyond, perfectly suited to outdoor entertaining and families alike.



Yewlands Drive is a highly regarded cul-de-sac comprising a variety of true and dormer detached bungalows of differing sizes and designs. The location remains particularly popular within Knutsford, offering a quiet and secluded setting whilst being within a pleasant walk of the town centre and its excellent amenities.



DIRECTIONS

Sat Nav : WA16 8AP

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)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band : F

ENERGY PERFORMANCE RATING

D

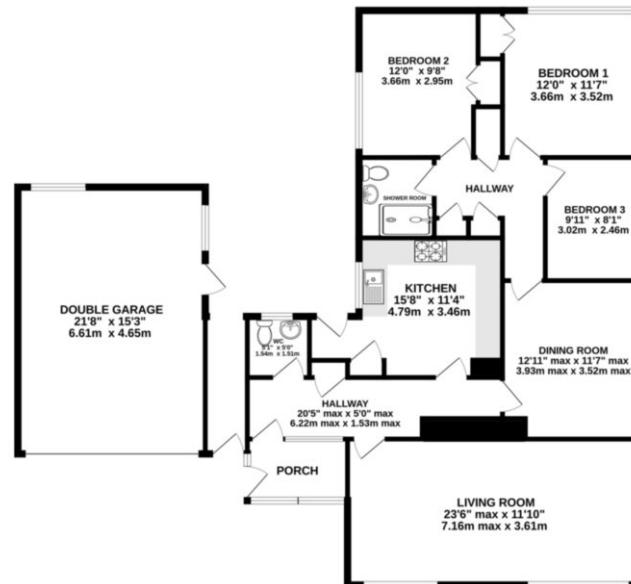
TOTAL FLOOR AREA

1577 SQFT Approx

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1577 sq.ft. (146.5 sq.m.) approx.



TOTAL FLOOR AREA: 1577 sq.ft. (146.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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