



**GASCOIGNE
HALMAN**

RACEFIELD ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

An attractive double fronted semi-detached home superbly positioned on a small and desirable cul-de-sac overlooking the popular 'Little Heath', just a short level walk from the vibrant town centre and Tatton Park. Opportunities to purchase homes in such a sought-after position rarely become available, combining peaceful surroundings with immediate convenience. The delightful open views enjoyed from the front across The Heath further enhance the appeal of this charming home.

Whilst the property has clearly been well maintained over the years, including the installation of an updated consumer unit and gas central heating boiler, it now offers buyers an exciting opportunity to undertake internal modernisation and refurbishment to individual taste. There is also excellent potential to extend to the rear, subject to the necessary consents.

Accommodation briefly comprises a welcoming central hallway, bright and spacious dual-aspect living room with fireplace, and an open plan fitted dining kitchen featuring an attractive fireplace completes the ground floor.

To the first floor, the landing with window leads to three well-proportioned bedrooms, two of which are generous doubles enjoying delightful views across The Heath, with the third being a larger-than-average single. A bathroom with white suite and a separate W.C. completes the accommodation.

Externally, a recently re-laid driveway provides ample off-road parking. To the rear, the generous sized south westerly facing rear garden is mainly laid to lawn, fully enclosed and enjoys a high degree of privacy. Similar to neighbouring properties, there is excellent potential to construct a detached garden room or home office, subject to the necessary planning permissions.

DIRECTIONS

SAT NAV: WA16 0BP

KNUTSFORD OFFICE

01565 750 900

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26 Princess Street, Knutsford, WA16 6BU

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: C

ENERGY PERFORMANCE RATING

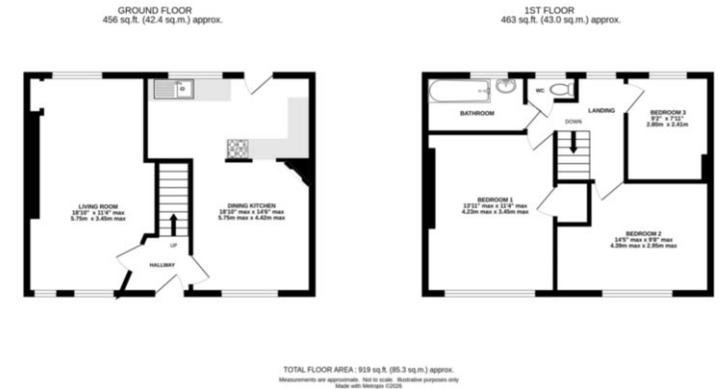
TBC

TOTAL FLOOR AREA

919 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



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