



**GASCOIGNE  
HALMAN**

NORTH DOWNS, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

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Offered for sale with no onward chain, this well-maintained three double bedroom, two bathroom detached bungalow occupies a peaceful position and provides an excellent opportunity for buyers to update and reconfigure to their own taste and design.

Conveniently located close to the town centre and local amenities, the property enjoys easy access to everyday facilities while retaining a quiet and tranquil setting. The absence of an onward chain further enhances the appeal, offering a straightforward and efficient purchase.

Unlike many bungalows, the accommodation has been thoughtfully arranged with the bedrooms and main bathroom positioned to the rear of the property, creating a clear separation from the principal living spaces.

An internal inspection reveals: an entrance hallway with useful shower room and W.C, a bright and spacious dining room, a well-presented living room with feature fireplace, and an open-plan fitted dining kitchen with patio doors opening onto the rear garden. A separate utility room with internal access to the garage completes the versatile living space.

A rear hallway with storage cupboard leads to three generous double bedrooms, all served by a family bathroom. The property is warmed by a gas central heating system and benefits from uPVC double glazing throughout.

Externally, the bungalow enjoys a well-tended front garden and a block-paved driveway providing access to the integral garage, which prospective buyers may wish to explore converting into additional living accommodation, subject to the necessary planning consents. To the rear is a fully enclosed and private garden with a pleasant block-paved patio area, forming an ideal backdrop to this exciting and flexible proposition.

**DIRECTIONS**

SAT NAV: WA16 8AZ

**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 Year lease with 936 Years remaining. Ground Rent £15PA.

**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: E

**ENERGY PERFORMANCE RATING**

TBC

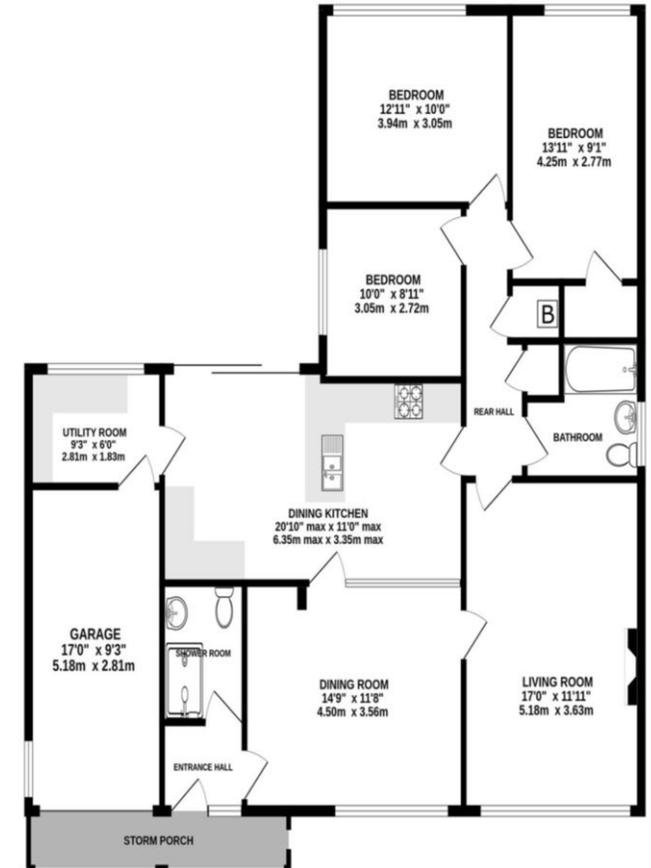
**TOTAL FLOOR AREA**

1360 SQFT approx

**VIEWINGS**

Viewing strictly by appointment through the Agents.

**GROUND FLOOR**  
1360 sq.ft. (126.3 sq.m.) approx.



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Measurements are approximate. Not to scale. Illustrative purposes only.  
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**KNUTSFORD OFFICE**

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