



**GASCOIGNE
HALMAN**

LOWE DRIVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A traditional, well-proportioned, and spacious three-bedroom, two-bathroom semi-detached home, ideally situated within a short walk of the vibrant Town Centre and the open spaces of Tatton Park.

The property further benefits from a sizeable, recently landscaped and improved private rear garden, complete with a generous garden shed offering excellent potential for use as a home gym or studio.

This attractive post-war semi-detached home has been well maintained over the years, including a recent re-roof, the addition of a useful entrance porch, and the installation of uPVC double glazing throughout. Occupying a generous plot, the property offers excellent scope and potential to extend to the rear, subject to the relevant planning permissions. A tarmacadam driveway provides ample off-road parking.

The accommodation briefly comprises: entrance porch, welcoming hallway, bright and spacious bay-fronted living room, and a fitted kitchen which opens through into a dining room, ideal for everyday family living and entertaining.

To the first floor are three well-presented bedrooms, served by a family bathroom featuring a separate shower cubicle and a separate W.C.

The former outbuildings have been thoughtfully converted to provide a well-appointed shower room with W.C. and a useful utility space. These areas are sympathetically linked to the main house via a covered walkway, which also provides convenient access from the driveway through to the rear garden.

DIRECTIONS

WA16 8DN

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

LOCAL AUTHORITY

Cheshire East Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

C

TOTAL FLOOR AREA

1121 SQFT

VIEWING

Viewing strictly by appointment through the agent.

RECEPTION 2

KITCHEN



KNUTSFORD OFFICE

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