



**GASCOIGNE
HALMAN**

TEAL AVENUE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A well-presented and thoughtfully extended three-bedroom semi-detached home, boasting a large southerly facing private rear garden and a generous driveway. Located in a popular and family-friendly area, the property falls within walking distance of the town centre and Dog Wood - a scenic woodland trail that leads to the lake at Tatton Park - making it ideal for families, nature lovers, and a wide range of potential buyers. The generous garden offers superb potential for a rear extension, subject to the necessary planning consents, allowing buyers to further enhance the home to suit their lifestyle needs.

Accommodation briefly comprises: Entrance porch, welcoming hallway, bright and spacious living/dining room with French doors that open directly onto the garden. A well-appointed and extended kitchen features a practical breakfast bar, and a separate, versatile sitting or family room completes the ground floor.

Upstairs, the first floor includes three well-presented bedrooms, all served by a three-piece family bathroom.

Externally, the large private rear garden provides a private backdrop, ideal for outdoor entertaining, families with children, or those considering future development opportunities.

DIRECTIONS

SAT NAV: WA16 8ER

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.

LOCAL AUTHORITY

Cheshire East Council Tax Band C

TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATE

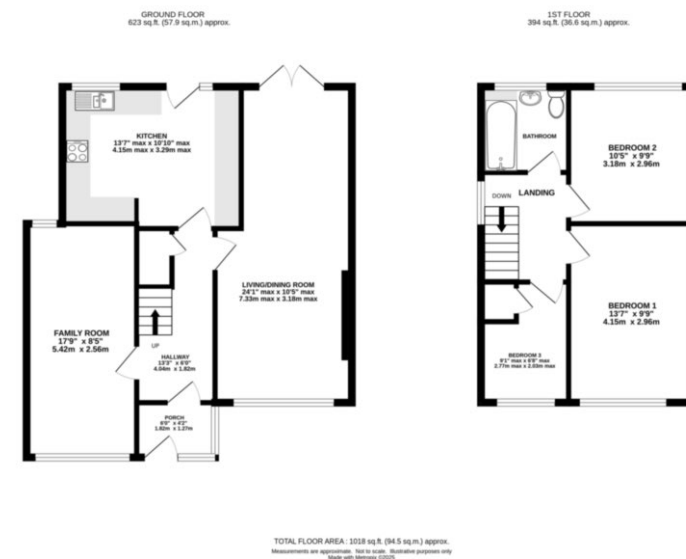
TBC

TOTAL FLOOR AREA

1018 SQFT

VIEWING

Viewing Strictly by appointment through the agent.



KNUTSFORD OFFICE

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