



**GASCOIGNE
HALMAN**

KENMAR, KNUTSFORD ROAD, ANTROBUS

THE AREAS LEADING ESTATE AGENT

For sale by the Modern Method of Auction is this detached three-bedroom bungalow, occupying a highly sought-after position in the picturesque village of Antrobus, surrounded by beautiful open countryside and enjoying an enviable semi-rural setting.

Offering well-proportioned and versatile accommodation throughout, the property presents an exciting opportunity for buyers looking to modernise and create their ideal home. Subject to the necessary planning permissions, there is significant scope to extend and reconfigure the existing accommodation, making it an excellent long-term investment.

The accommodation comprises an entrance hall, spacious lounge, fitted kitchen, three well-sized bedrooms, a bathroom and a separate WC. To the rear, a generous lean-to garden room provides additional living space with views over the garden and excellent potential for further enhancement.

Externally, the property is set back behind a large driveway providing ample off-road parking, complemented by a large front garden. A detached garage with adjoining workshop and store offers excellent storage or workspace, while the enclosed rear garden provides a private outdoor space with

further potential to landscape or extend, if desired.

Enjoying a peaceful village location with open fields and countryside on the doorstep, this is a rare opportunity to acquire a property with outstanding potential in one of Cheshire's most desirable rural locations.

LOCATION

Antrobus is a small village with a primary school, village hall, church, chapel and a village pub. The villages of Great Budworth and Comberbach are close by, each village has its own primary school and pub. Cransley Independent school is nearby and The Grange School is about 5 miles away. Antrobus is also close to the towns of Knutsford about 9 miles, Northwich about 5 miles and Stockton Heath about 6 miles away. Both the M56 and M6 are easily accessible as is Manchester International Airport.

DIRECTIONS

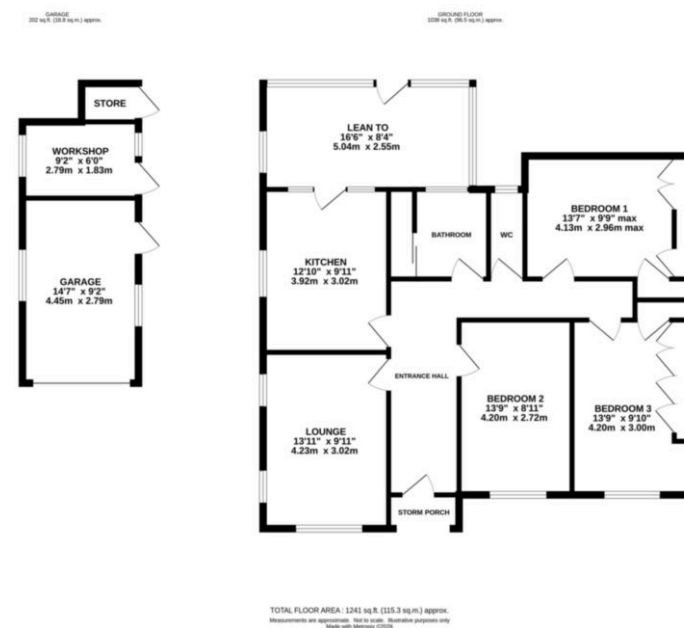
SatNav: CW9 6JW

TENURE

Freehold

LOCAL AUTHORITY

Cheshire West and Chester - Council Tax Band F



STOCKTON HEATH OFFICE

01925 860400

stocktonheath@gascoignealman.co.uk

29 Walton Road, Stockton Heath, Warrington, Cheshire, WA4 6NJ

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.