

North Downs

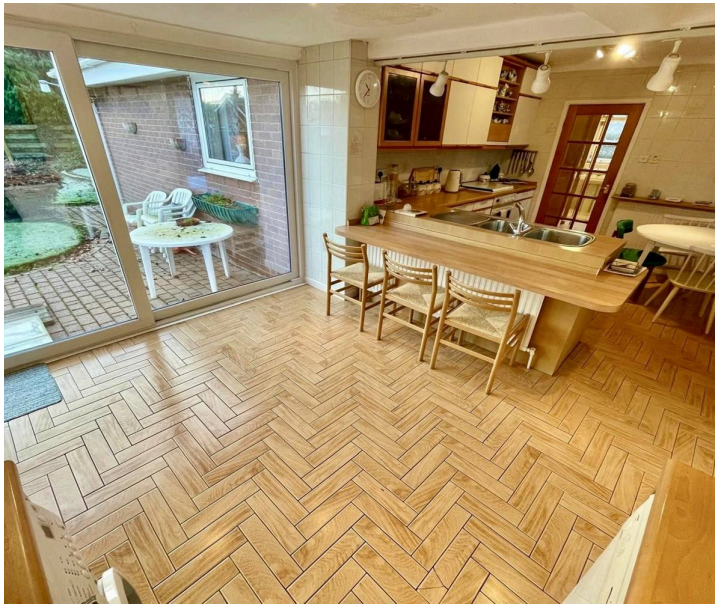
Knutsford

£450,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







North Downs

Knutsford

Council Tax band: E

Tenure: Leasehold. 999 Year lease with 936 years remaining. Ground rent £15PA

Services (NOT TESTED): All main 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

EPC Energy Efficiency Rating: D

Total Floor Area: 1360 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- Attractive Detached Bungalow with No Chain
- Excellent Scope to Reconfigure & Update
- Utility Room with Garage Access
- Open Plan Dining Kitchen with Garden Access
- Peaceful yet Convenient Location
- 2 Bathrooms Including Shower Room
- 3 Double Bedrooms
- Private Enclosed Rear Garden with Patio
- Potential Garage Conversion Subject to Consent
- Spacious Living Room & Separate Dining Room

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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 & 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.

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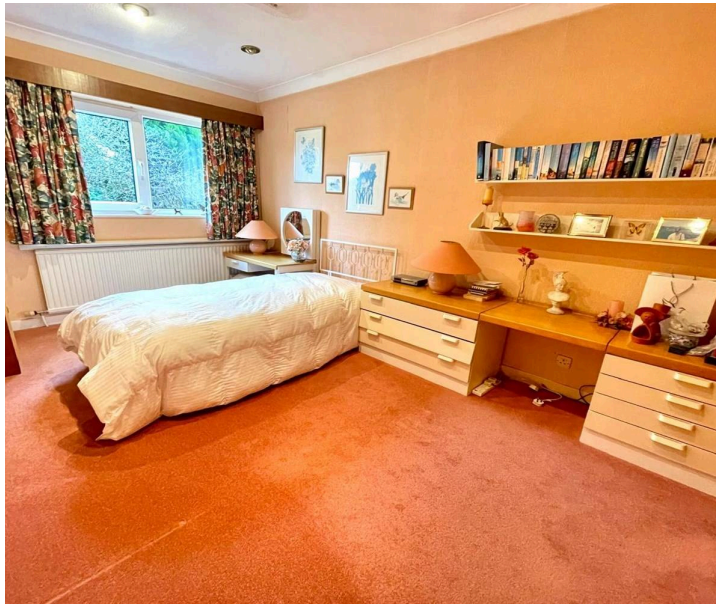
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A rear hallway with storage cupboard leads to three generous double bedrooms, all served by a family bathroom. The property is warmed by a gas central heating system and benefits from uPVC double glazing throughout.

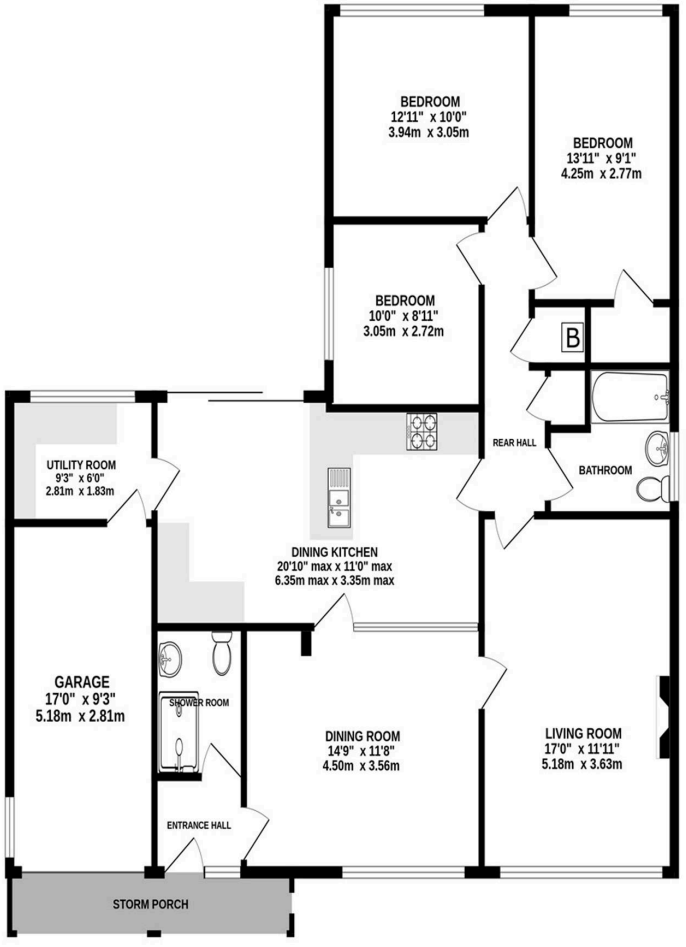
Externally, the bungalow enjoys a well-tended front garden and a block-paved driveway providing access to the integral garage, which prospective buyers may wish to explore converting into additional living accommodation, subject to the necessary planning consents. To the rear is a fully enclosed and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







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



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman Knutsford

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