



**GASCOIGNE
HALMAN**

SLATERS YARD, PRINCESS STREET, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A beautifully presented one-bedroom ground floor apartment, centrally located in the heart of Knutsford and benefiting from a generous, private walled garden.

The property offers exceptional potential, with approved planning permission in place for the construction of a brand-new two-bedroom house on the site, complete with garden and off-road parking. Planning has been granted under reference 17/6336M.

The current studio-style accommodation has been fully refurbished throughout to a high standard. It comprises a spacious double bedroom with a stylish bathroom and French doors opening directly onto the private garden. The kitchen is well-appointed with ample storage space and room for a dining table.

This is a rare opportunity for investors, developers, or buyers seeking a charming home with outstanding future potential in a highly desirable town centre location.

DIRECTIONS

SAT NAV: WA16 6BW

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

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: A

ENERGY PERFORMANCE RATING

D

VIEWINGS

Viewing strictly by appointment through the Agents.

KNUTSFORD OFFICE

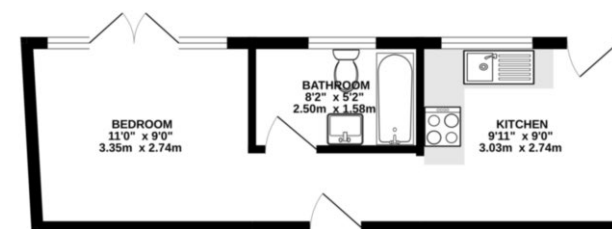
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GROUND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 260 sq.ft. (24.1 sq.m.) approx.
Measurements are approximate. Not to scale. Excludes porches only.
Based on Ordnance Survey.

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