



1 Woodlands Court, Knutsford
Knutsford

£475,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



1 Woodlands Court

Knutsford

A beautifully appointed and well-proportioned three-bedroom, two-bathroom link-detached home, complete with driveway, garage, and private south westerly facing rear garden. Additionally, the property is nestled within a peaceful, family-friendly cul-de-sac and benefits from a recent re-roof (circa 2023), ensuring it will appeal to a wide range of potential buyers.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Link-Detached House with No Chain
- 3 Bedrooms & 2 Bathrooms
- Bright & Spacious Living Room
- Well-Appointed Dining Kitchen
- Separate Utility Room & Downstairs W.C
- Principal Bedroom with Fitted Wardrobes
- South Westerly Facing Rear Garden
- Driveway & Garage
- Close Proximity of Town Centre, Schools & Tatton Park



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Accommodation briefly comprises: Entrance vestibule opening to a generous sized living room complemented by neutral tones, fireplace and open staircase. Double doors open to a well-appointed dining kitchen with separate utility room & cloakroom/W.C which completes the ground floor.

The first floor features three generously sized bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a three-piece family bathroom with shower over. Warmed by a gas central heating and double glazed throughout.

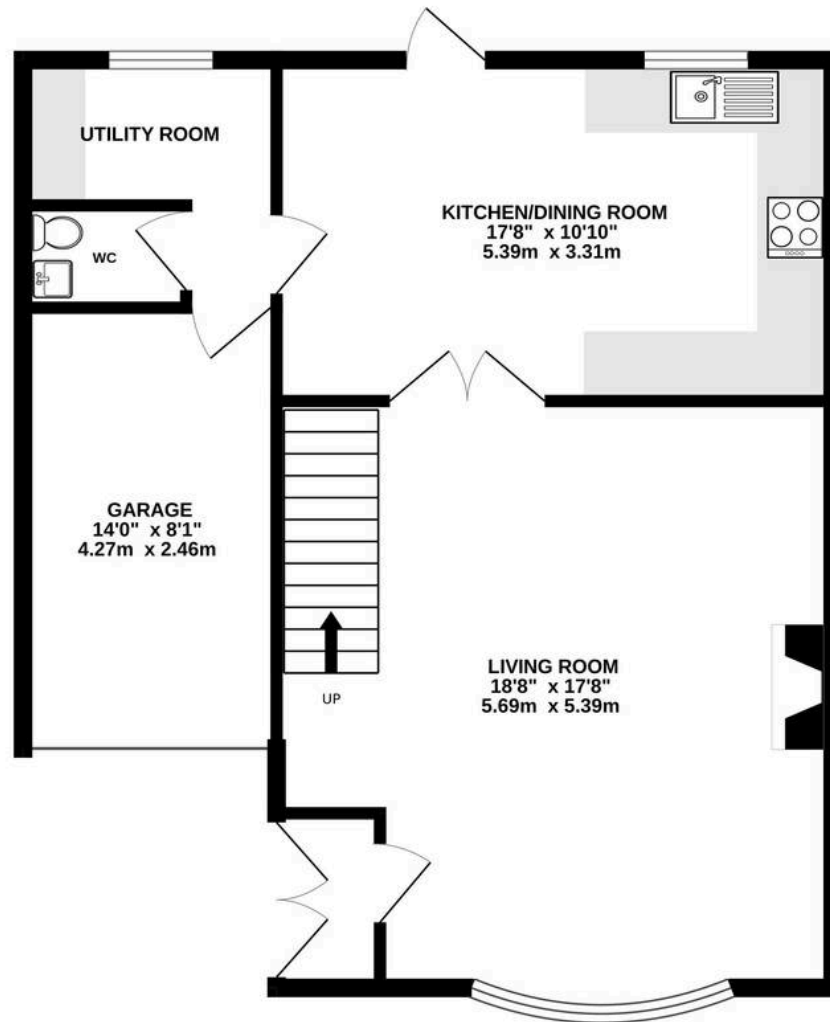
Externally, the front garden flanks a generous driveway leading to the garage, with handy pedestrian access to the rear into the main house. The south-westerly facing rear garden offers a good degree of privacy and includes hard-standing storage space to the side.

Offered for sale with no onward chain, this home is ideally located in a family-friendly area, within close proximity to the town centre and excellent schools.

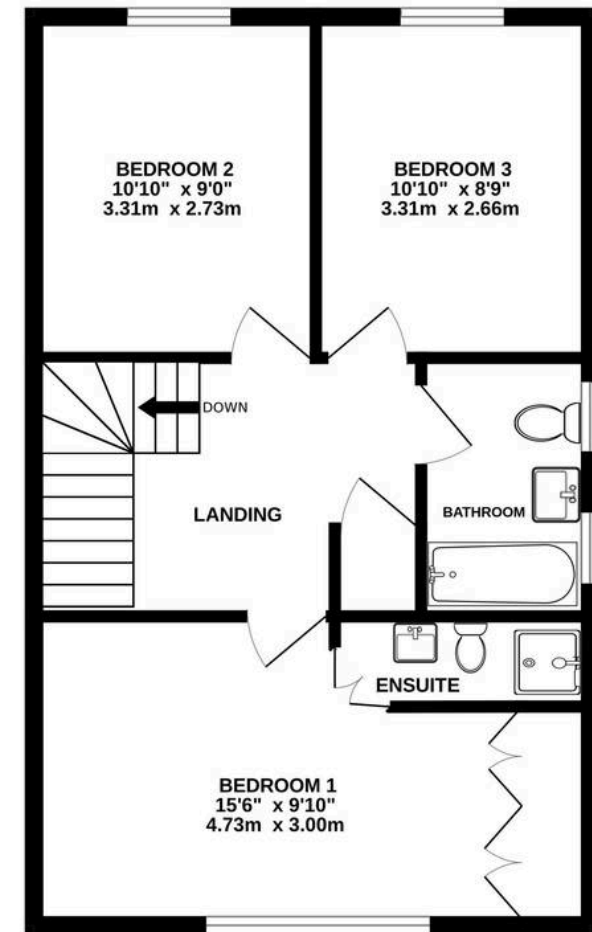
Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety 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



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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