



**GASCOIGNE
HALMAN**

STANLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

An attractive two double bedroom period mid-terrace home, boasting a wealth of original features, a private courtyard, lawned garden, and an enviable central Knutsford location. Offered with no onward chain, this desirable property is sure to appeal to a wide range of buyers.

Perfectly positioned within walking distance of The Heath, Knutsford train station, Tatton Park, and the town's vibrant centre, the property offers spacious and well-balanced accommodation arranged over two floors. A covered storm porch opens into a traditional entrance hallway, which leads through to a bright and airy living, dining room featuring bespoke window shutters and a charming brick-built fireplace.

The fitted kitchen provides butcher-block style worktops and a useful pantry cupboard and opens into a garden room/conservatory with views and access to the courtyard and garden beyond.

To the first floor are two double bedrooms, including an impressive principal bedroom, all served by a generously sized bathroom with a classic three-piece suite.

Externally, the property enjoys both an enclosed rear courtyard and a private lawned garden, an exceptional advantage for a home so close to the town centre.

Offering exciting scope to enhance and personalise, this delightful property is available with no onward chain.

DIRECTIONS

SAT NAV: WA16 oDE

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)

All mains 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 Tax Band: D

ENERGY PERFORMANCE RATING

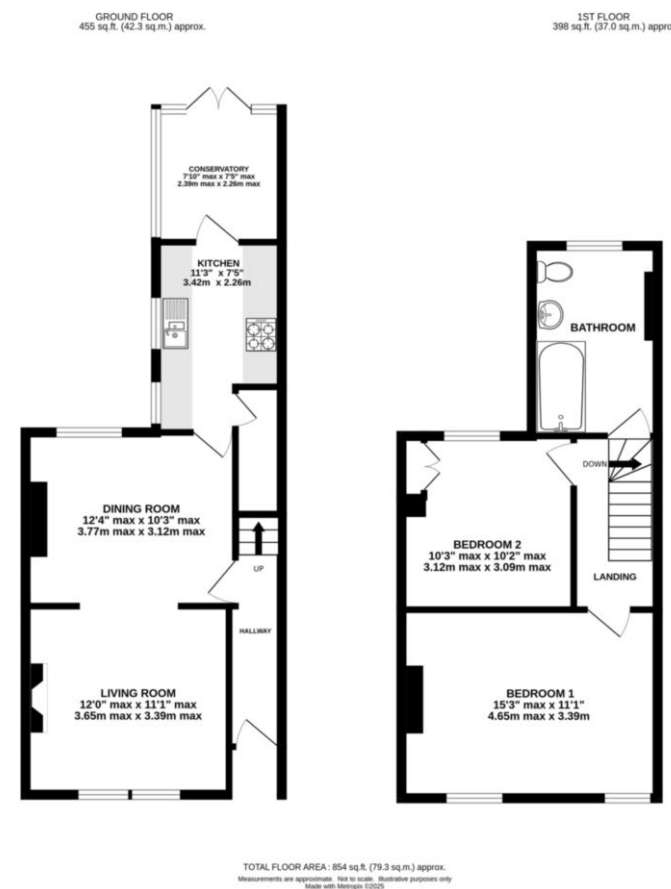
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TOTAL FLOOR AREA

854 SQFT Approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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