



**GASCOIGNE
HALMAN**

HIGHER DOWNS, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A well-presented and particularly versatile two/three double bedroom detached dormer home, enjoying a delightful position within a sought-after cul-de-sac. Boasting a conservatory overlooking an impressive, beautifully stocked rear garden, the property also benefits from a generous driveway and garage.

Having been well maintained over the years, the home now offers an exciting opportunity for buyers to update and extend to their own taste and specification, subject to the necessary planning consents.

An internal inspection reveals a bright and spacious entrance hallway with a striking open staircase and a convenient downstairs WC. The generous dual-aspect L-shaped living dining room features a fireplace, creating a superb space for both relaxing and entertaining. In addition, there is a versatile double bedroom or second reception room, along with a well-appointed breakfast kitchen providing access to the conservatory, completing the ground floor accommodation.

To the first floor are two spacious double bedrooms, both benefitting from useful eaves storage, with the principal bedroom also enjoying fitted wardrobes. These rooms are served by a recently updated shower room, fitted with a modern white suite. The property is warmed by gas central heating and benefits from UPVC double glazing.

Externally, a private driveway provides ample off-road parking with EV Charger and leads to the garage, which also benefits from pedestrian access to the rear garden. The beautifully maintained rear garden is a particular feature, offering a well-tended, meandering lawn, mature planting, and a charming garden pond with patio seating area. A substantial garden shed with mains electricity provides an ideal space for hobbies or potential home workspace.

Ideally located within walking distance of highly regarded schools and within easy reach of the town centre and train station, this appealing home is offered for sale with no onward chain.

DIRECTIONS

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KNUTSFORD OFFICE

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26 Princess Street, Knutsford, WA16 6BU

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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

Leasehold. Ground Rent £15pa. 999 years from 25 March 1963. 936 Years Remaining.

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: E

ENERGY PERFORMANCE RATING

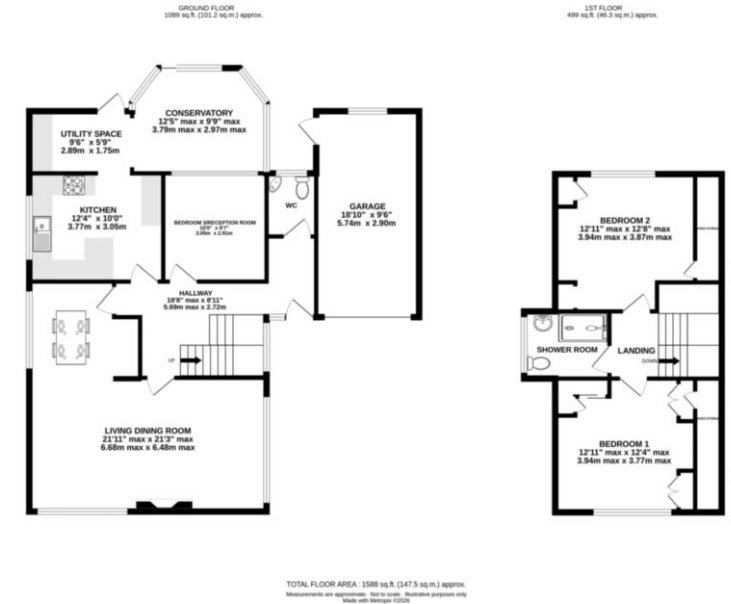
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TOTAL FLOOR AREA

1588 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



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