



**GASCOIGNE
HALMAN**

BEECHWOOD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Chain. A beautifully appointed and spacious three bedroom detached bungalow with a fabulous conservatory overlooking the private rear garden and patio. Tucked away within a sought-after cul-de-sac, the property enjoys a private driveway and integral garage with electric shutter door, offering an excellent balance of comfort and convenience. Ideal for those seeking a peaceful setting whilst remaining within easy reach of the vibrant town centre, this impressive home will particularly appeal to downsizers or buyers searching for a tranquil yet well-connected location.

An entrance hallway leads to a useful utility/cloakroom with W.C., along with a bright and spacious formal living room featuring an attractive fireplace as its welcoming focal point. The impressive fitted kitchen flows seamlessly into the superb conservatory, providing versatile living and dining space with pleasant views across the well-stocked rear garden.

The three bedrooms are predominantly positioned to the rear of the property, including a generous principal double bedroom with fitted wardrobes. All bedrooms are served by a recently updated shower room. An inner hallway with three useful storage cupboards further enhances the home's practicality.

Externally, the driveway provides ample off-road parking and leads to the integral garage, which also benefits from pedestrian access to the garden. The mature rear garden is mainly laid to lawn and complemented by a pleasant patio area, perfect for outdoor entertaining and relaxation.

Nestled in a sought-after location close to the town centre's shops, cafés and amenities, this delightful bungalow is ready for immediate occupation, with the absence of an onward chain further simplifying the purchasing process.

DIRECTIONS

SAT NAV: WA16 8AR

KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignealman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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. 999 Year lease from 1963. 936 Years remaining. Ground rent £15PA.

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

D

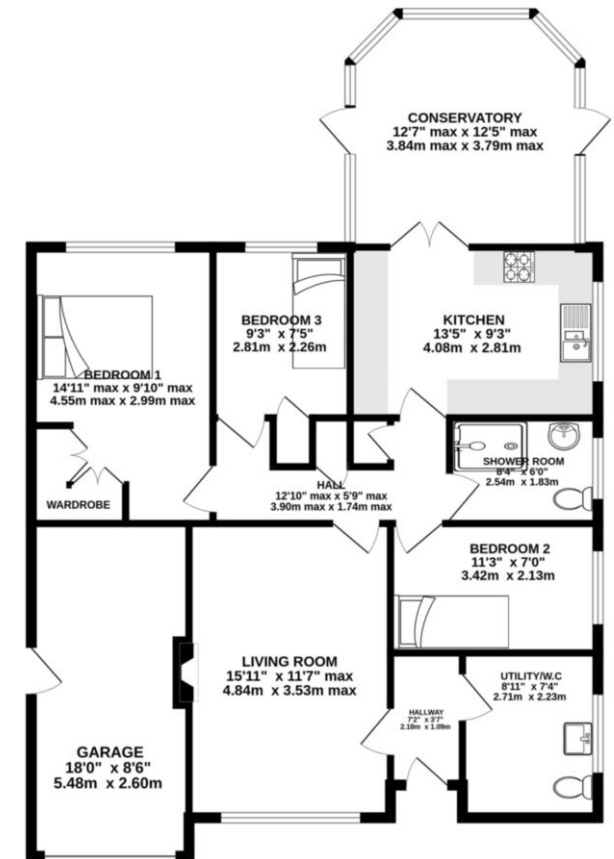
TOTAL FLOOR AREA

1101 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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