



**GASCOIGNE
HALMAN**

HOLLOW LANE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A handsome and beautifully presented two double bedroom Edwardian home, occupying an elevated position on the cusp of the vibrant town centre.

This charming property offers tastefully appointed accommodation, effortlessly blending period character with a stylish contemporary finish. Sympathetically updated throughout, it retains a wealth of original features including stripped wooden floors and internal doors, complemented by bespoke plantation shutters throughout the property.

The accommodation briefly comprises a welcoming entrance hallway with wooden flooring, an immaculate living room featuring a fireplace with bespoke cabinetry to either side, and a spacious dining room - perfect for both everyday living and entertaining. The ground floor is completed by a well-appointed fitted kitchen with useful understairs pantry/storage.

To the first floor, a split-level landing provides access to two well-proportioned double bedrooms, including a generous principal bedroom. A beautifully appointed four-piece bathroom, complete with a freestanding bath and double walk-in shower, completes the internal accommodation.

Externally, the property benefits from a low-maintenance front garden laid with slate chippings. To the rear, an enclosed private courtyard offers a delightful outdoor retreat, featuring two useful storage cupboards and a covered seating area. Beyond the courtyard there is an additional section of land, ideal for storage.

Ideally located within walking distance of the vibrant town centre, Knutsford train station, and within close proximity to Tatton Park, this superb home offers both convenience and lifestyle in equal measure.

DIRECTIONS

SAT NAV: WA16 8BS

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

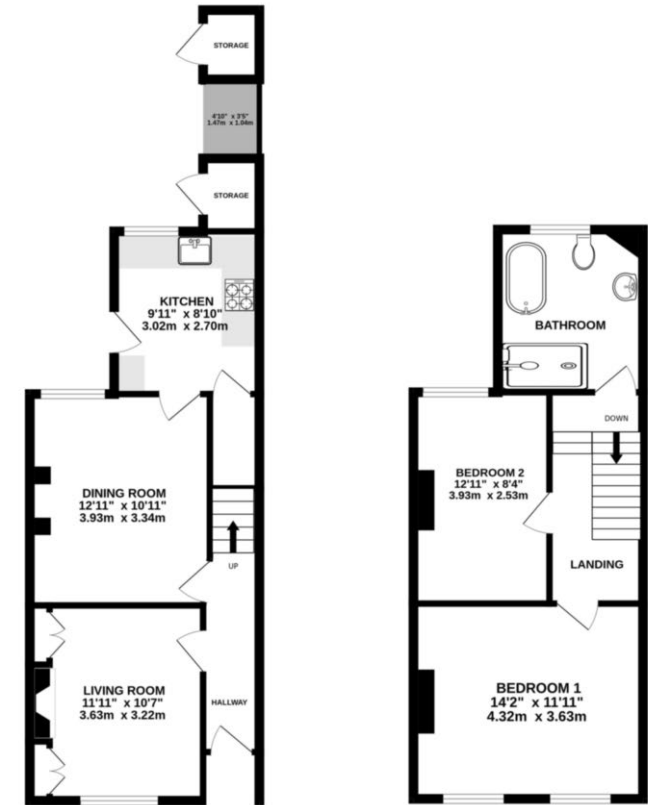
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VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 913sq.ft. (84.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
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