



49 Wildgoose Avenue, Knutsford
Knutsford

£419,950

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



49 Wildgoose Avenue

Knutsford

Council Tax band: B

Tenure: Freehold with £200 per annum Estate Charge

Services (NOT TESTED): services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

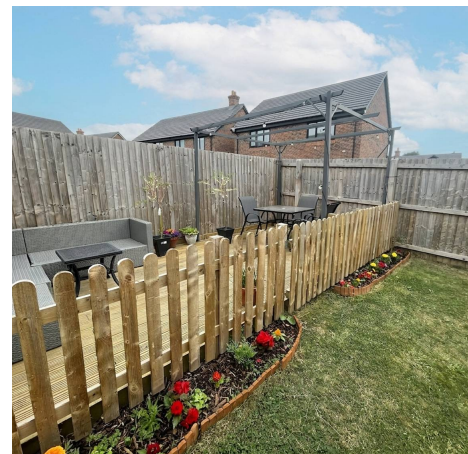
Local Authority: Cheshire East

EPC Energy Efficiency Rating: B

Total Floor Area: 776 SQ FT

Viewings: Viewings strictly by appointment through the agents

- Attractive End Mews Home
- Three Bedrooms & Two Bathrooms
- Popular Parkgate Village by BELLWAY
- Spacious Living Room
- Stylish Open Plan Dining Kitchen
- Hallway with Cloakroom/W.C
- Principal Bedroom with En Suite
- 3-Piece Family Bathroom
- Twin Driveway with EV Charging
- Rear Garden with Decked Entertaining Patio



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Situated within the highly regarded Parkgate Village development by Bellway, this beautifully presented three-bedroom, two-bathroom end mews home has been thoughtfully inspired by traditional cottage architecture while offering stylish, contemporary living. Perfectly suited to first-time buyers, young families, professionals, and downsizers alike, the property has been designed to maximise both space and practicality.

The welcoming front-facing living room is light and spacious, featuring attractive herringbone flooring and a staircase that creates a wonderful sense of openness. To the rear, the impressive open-plan kitchen and dining area forms the heart of the home, boasting a well-appointed kitchen and French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. A convenient cloakroom/W.C. and useful understairs storage complete the thoughtfully designed ground floor.

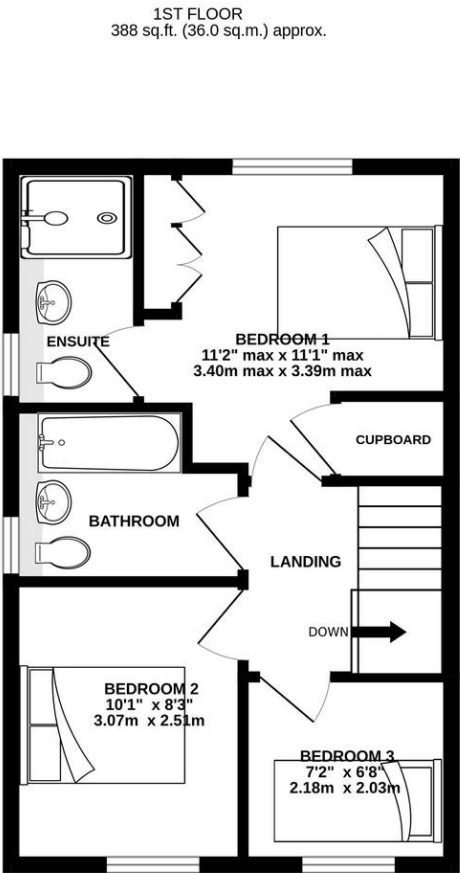
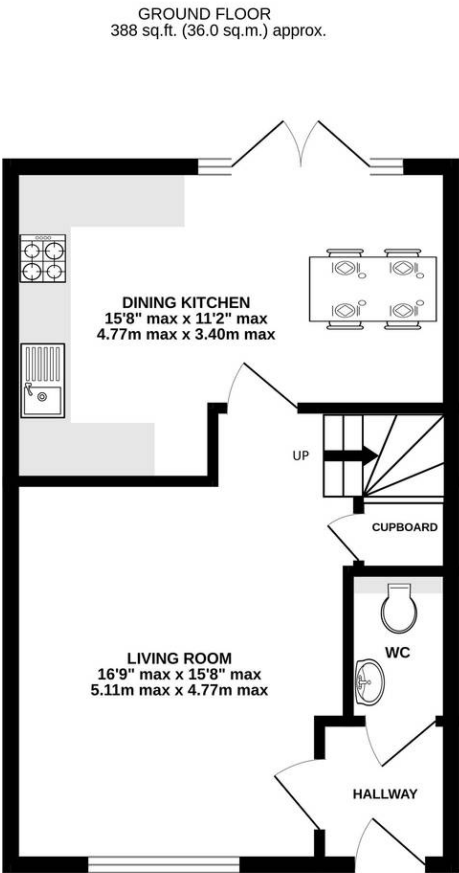
The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the second double bedroom and versatile third single bedroom, ideal as a nursery, dressing room or home office, are served by a modern three-piece family bathroom with shower over the bath.



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Externally, the property enjoys excellent kerb appeal and benefits from a twin driveway providing off-road parking, complete with an EV charging point. The enclosed rear garden is predominantly laid to lawn and complemented by an attractive decked entertaining terrace, creating the perfect setting for al fresco dining and summer gatherings. Furthermore, if required there is excellent potential to extend, subject to the necessary planning permissions. Offering stylish turnkey accommodation in a popular family friendly development, this exceptional home combines modern comfort, practical living and future potential, making it an outstanding opportunity for buyers looking to take their first step onto the property ladder or those seeking to downsize without compromise.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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