



**GASCOIGNE
HALMAN**

SHARSTON CRESCENT, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Chain. A spacious and well-proportioned three bedroom link-detached house offering excellent scope to extend and improve, all subject to the required planning consent. Ideally positioned within a popular sought-after location just a short walk from Knutsford town centre, train station and well-regarded schools.

Accommodation comprises an entrance hallway with downstairs W.C, leading through to a bright and generous dual aspect living dining room, featuring patio doors opening onto the rear garden. A fitted kitchen provides access to the integral garage, offering ample space for utility appliances and if required, further potential for conversion into additional living accommodation.

To the first floor are three spacious bedrooms, all served by a 3-piece family bathroom with white suite. The property is warmed by a gas central heating system.

Externally, a driveway provides ample off-road parking and leads to the garage. To the rear, a well-tended lawned garden with patio area offers a pleasant backdrop, ideal for families and outdoor entertaining.

DIRECTIONS

SAT NAV : WA16 8AF

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

Services 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 CERTIFICATE

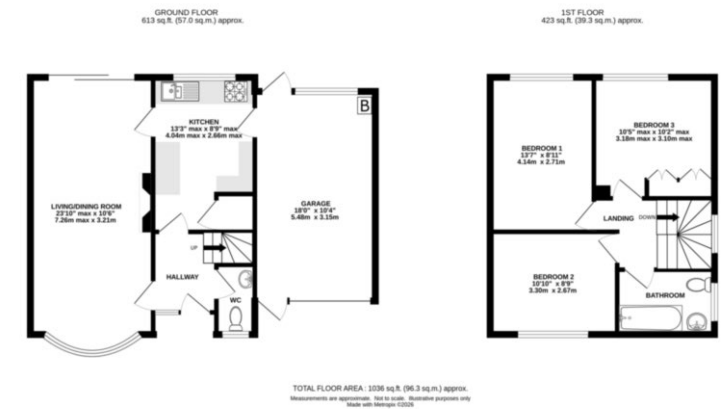
TBC

TOTAL FLOOR AREA

1036 SQFT

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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**GASCOIGNE
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