



**GASCOIGNE
HALMAN**

CRANFORD AVENUE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



CRANFORD AVENUE, KNUTSFORD

An attractive and well-proportioned four double bedroom, three storey period terraced house, enjoying a pleasant courtyard garden with built-in seating and a useful brick outhouse. Offering family-sized accommodation, the property has been tastefully refurbished throughout and occupies an excellent position within easy walking distance of the town centre, well-regarded schools, Tatton Park and the train station.

A storm porch opens into a welcoming entrance hall, leading to a superb open-plan living space. The bay-fronted living room features a charming period-style fireplace with log burner, creating a cosy focal point, and flows seamlessly into a generous dining room with a second log burning stove and double doors opening onto the courtyard garden. This impressive dual-aspect space is further enhanced by striking recently installed oak herringbone flooring, adding warmth and character throughout.

The ground floor is completed by a stylish, recently updated fitted kitchen, thoughtfully designed with integrated appliances, a Quooker tap and contrasting quartz work surfaces.

To the first floor are two well-presented double bedrooms, both retaining attractive open grate feature fireplaces. A beautifully appointed three-piece family bathroom incorporates a well-designed wet-room style shower and benefits from underfloor heating.

The second floor provides two further double bedrooms. The principal of the two enjoys an exposed brick chimney breast, useful eaves storage and twin Velux windows, while the fourth bedroom to the rear takes in delightful views over the chimney tops towards the vibrant town centre.

This is a superb period home combining character features with contemporary finishes, ideal for modern family living in a highly convenient location.



DIRECTIONS

SAT NAV: WA16 0EB

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

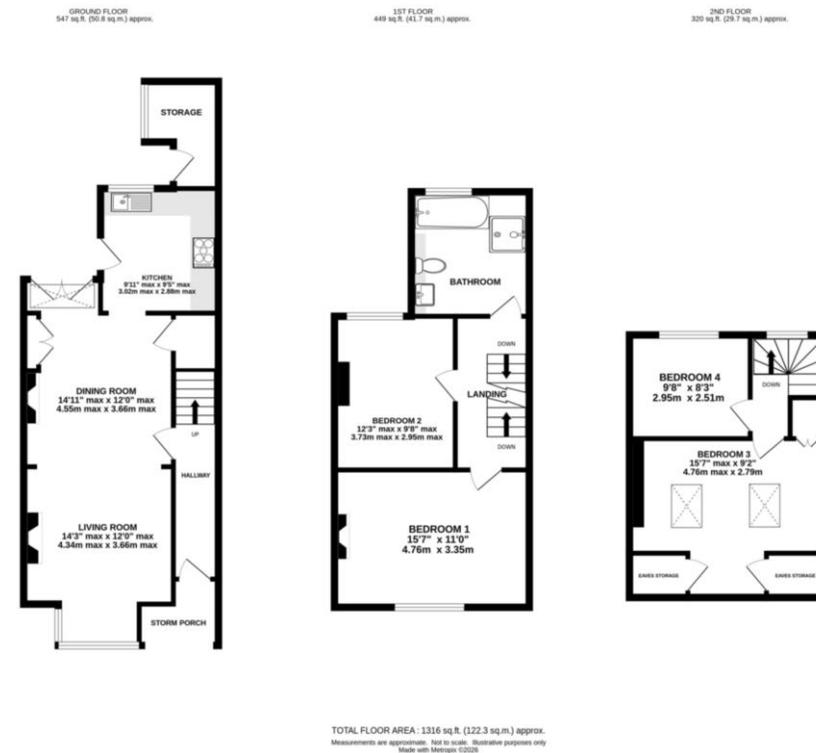
TBC

TOTAL FLOOR AREA

1316 sqft approx.

VIEWINGS

Viewing strictly by appointment through the Agents.



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