



**GASCOIGNE  
HALMAN**

MEREHEATH PARK, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

No Chain. Located on the highly sought-after Mereheath Park in Knutsford, this well maintained, and particularly versatile two/three bedroom detached bungalow enjoys a driveway, detached garage and generous gardens. Conveniently positioned within a short, level walk of the vibrant town centre and just moments from Tatton Park, the property presents an exciting opportunity that will appeal to a variety of buyers.

This true detached bungalow has been well cared for over the years but now offers excellent scope for further improvement and personalisation. The accommodation briefly comprises a storm porch leading into an L-shaped entrance hallway, a well-proportioned living room with fireplace, separate fitted kitchen, and a spacious dining room which could alternatively serve as a third double bedroom.

To the rear of the property, overlooking the garden, are two further bedrooms, both benefiting from fitted wardrobes. A bathroom with shower over and separate W.C completes the accommodation. The property is warmed by a gas central heating system and is double glazed throughout.

Externally, the property enjoys a well-tended front garden, while a driveway extends to the side of the home, leading to a detached garage. The enclosed rear garden is of a generous size and features a patio area, providing a pleasant backdrop ideal for outside entertaining.

#### DIRECTIONS

SAT NAV: WA16 6AU

#### 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: E

#### ENERGY PERFORMANCE RATING

TBC

#### TOTAL FLOOR AREA

772 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.

## KNUTSFORD OFFICE

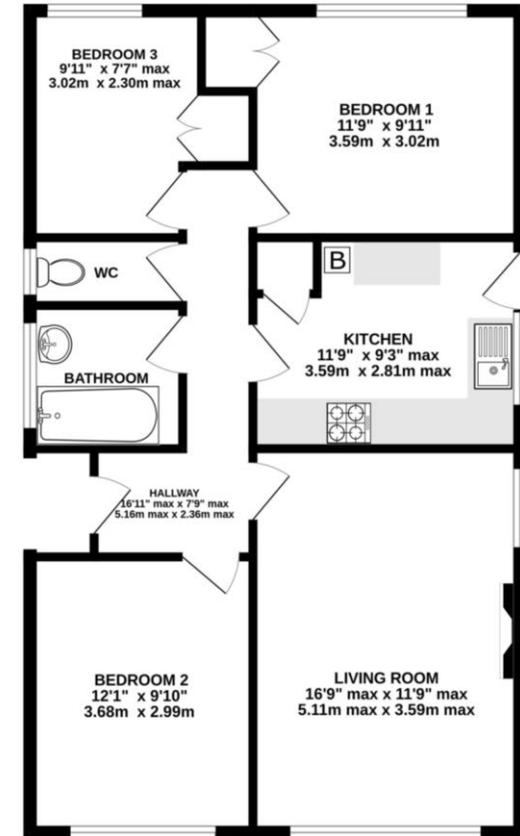
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GROUND FLOOR  
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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