



**GASCOIGNE
HALMAN**

BEXTON ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



BEXTON ROAD, KNUTSFORD

Fabulous plot potential approaching 0.20 acres approx. in a sought-after location, and available with No Chain. An excellent opportunity to acquire a well-maintained and beautifully proportioned detached bungalow set within substantial private gardens, all falling within walking distance of Knutsford train station, excellent schools, and the vibrant town centre. The property will undoubtedly appeal to buyers seeking single-storey living as well as those with ambitions to undertake a bespoke build or redevelopment (subject to the required planning consent).



Beautifully set back from desirable Bexton Road, the accommodation comprises a welcoming hallway, a bright and spacious living dining room with patio doors opening onto the garden, and a fitted dining kitchen. There are two well-proportioned double bedrooms served by a three-piece bathroom with an additional walk-in shower. Externally, the property enjoys a mature front garden and a sizeable driveway extending to the garage. The large private rear garden, complete with an entertaining patio, provides the perfect backdrop to this exciting opportunity.



DIRECTIONS

SAT NAV: WA16 0DZ

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

TOTAL FLOOR AREA

1270 SQFT approx

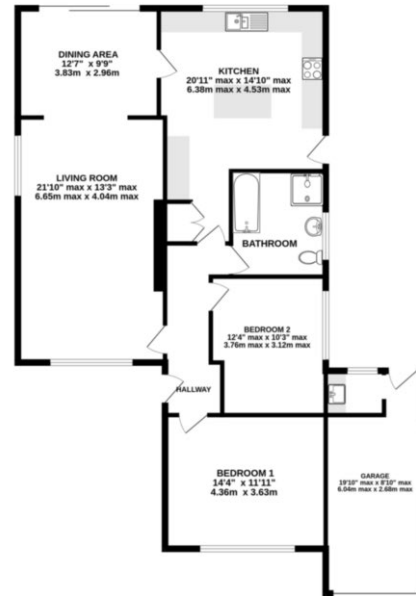
ENERGY PERFORMANCE RATING

D

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metaphor 12/2021

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
HALMAN**