



**GASCOIGNE
HALMAN**

SCHOOL CLOSE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



SCHOOL CLOSE, KNUTSFORD

An immaculate, beautifully maintained, and thoughtfully extended three-bedroom semi-detached home, featuring a conservatory that overlooks a larger-than-average, well-stocked south-facing private rear garden. Occupying a favourable corner plot, the property offers excellent scope for further extension (subject to the necessary planning consents).

Perfectly positioned, the home backs directly onto school playing fields, enjoying a sunny southerly aspect, and is conveniently located just a short stroll from the vibrant town centre and highly regarded local schools. Tucked away within a small and peaceful cul-de-sac, this property is sure to appeal to a wide range of buyers.

Over the years the property has benefitted from a re-roof (circa 2000), full re-wire (circa 2023), and a newly re-roofed conservatory (circa 2023).

Well-presented accommodation briefly comprises: welcoming entrance hallway with understairs cloaks cupboard, bright and spacious living room with feature bay window, impressive dining room, versatile sitting room with doors opening into the conservatory, and a beautifully appointed breakfast kitchen with double doors opening onto the garden completes the ground floor.

To the first floor are three well-proportioned bedrooms, two of which are generous double rooms, with the third being larger than average. A bathroom with white suite and a separate W.C. completes the accommodation. The property is warmed by a regularly serviced gas central heating system and benefits from uPVC double glazing throughout.

Externally, a driveway provides off-road parking and is complemented by a well-tended front garden. A standout feature of the home is the delightful south-facing rear garden, complete with a garden pond, greenhouse and shed, creating a private and tranquil setting, ideal for both relaxation and entertaining. The plot also offers further scope to extend, if desired.





DIRECTIONS

SAT NAV: WA16 0BJ

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. Chief Rent £12pa.

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

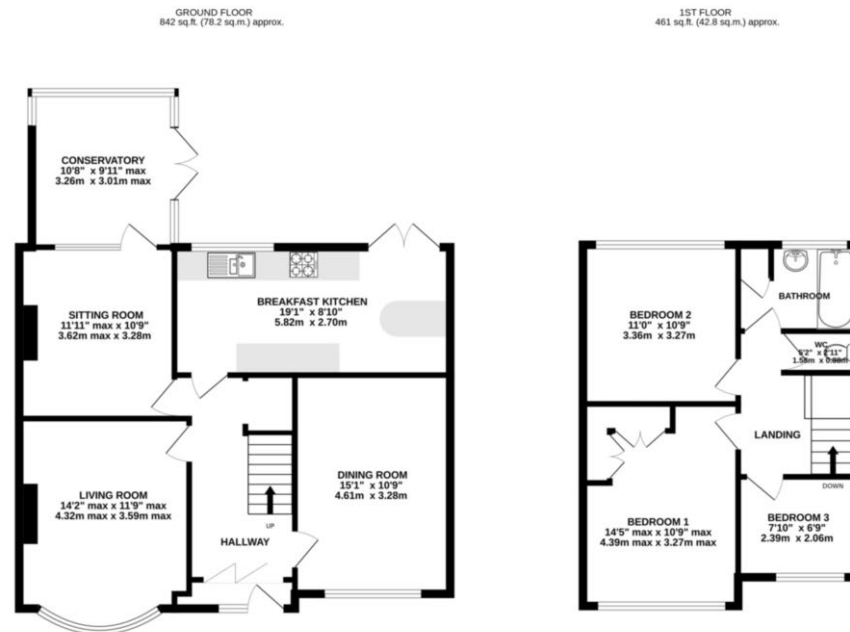
TBC

TOTAL FLOOR AREA

1303 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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