



**GASCOIGNE
HALMAN**

MELLOR CRESCENT, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



MELLOR CRESCENT, KNUTSFORD

An immaculately presented and thoughtfully designed four-bedroom, two-bathroom detached home, offering well-proportioned and highly versatile accommodation throughout. The property enjoys a generous private rear garden, complete with a useful detached store, alongside a substantial private driveway providing ample off-road parking. At the heart of the home lies an impressive L-shaped living dining kitchen, perfectly suited to modern family living and entertaining. This sociable space seamlessly connects via double doors to a versatile sitting room or playroom, with a further study beyond, ideal for those working from home. The ground floor also features a bright and spacious formal living room enhanced by an attractive log burner and larger than average French doors (approximately 12ft wide) opening onto the rear garden and entertaining terrace. The welcoming hallway benefits from a useful downstairs W.C and an entrance porch with discreet utility space.

To the first floor, four well-proportioned bedrooms provide excellent family sized accommodation. The principal bedroom and bedroom are complemented by fitted wardrobes and a pleasant rear aspect overlooking the school playing fields. The large principal is further enhanced by an en-suite shower room. The remaining bedrooms are served by a well-appointed three-piece family bathroom. Externally, the private rear garden offers an excellent degree of seclusion, with a generous decked terrace providing the perfect setting for outdoor dining and entertaining.

Situated in a highly sought-after location within walking distance of Knutsford town centre, the property is ideally positioned for a range of highly regarded schools and enjoys attractive open views across adjoining playing fields.

Viewing is highly recommended to fully appreciate the space, flexibility, and setting this exceptional home has to offer.



DIRECTIONS

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

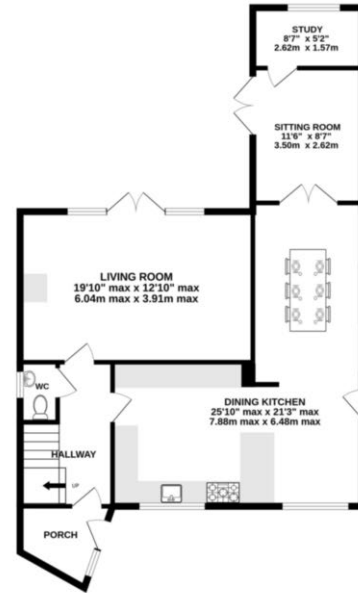
TOTAL FLOOR AREA

1659 SQ FT

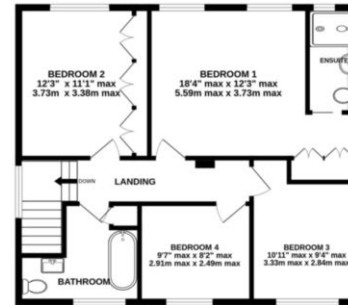
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 1659 sq.ft. (154.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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