



GASCOIGNE HALMAN

ST. JOHNS VALE, LONGRIDGE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

This impressive three bedroom terraced house offers spacious and versatile accommodation arranged over three well-proportioned floors. The property features three generously sized double bedrooms, providing ample space for family living or professional sharers.

The ground floor boasts a contemporary kitchen and dining room, fitted with modern units, making it ideal for both everyday meals and entertaining guests. On the first floor, you will find a bright and airy lounge with access to a private balcony that offers views overlooking the woodland, creating the perfect spot to relax after a long day. There are two well appointed bathrooms, one of which is en suite to the principal bedroom, ensuring convenience and privacy for all residents.

Additional benefits include a well maintained garden, a driveway, and a car port. This modern townhouse is offered on a freehold basis, giving you complete ownership of your home. Located in a prime first time buyer/investor residential area with excellent transport links and local amenities nearby, this property combines contemporary living with practical features, making it an excellent choice for families, professionals, or investors seeking a ready-to-move-into home. Early viewing is highly recommended to appreciate all that this property has to offer.

DIRECTIONS

SAT NAV: WA16 8ZN

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 main 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:

TOTAL FLOOR AREA

1105 SQFT approx

ENERGY PERFORMANCE RATING

C

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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**GASCOIGNE
HALMAN**

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