



Parkgate

£325,000

Knutsford

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Parkgate

Knutsford

Council Tax band: D

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

EPC Energy Efficiency Rating: D

Total Floor Area: 1054sqft approx

Viewings: Viewings strictly by appointment through the agents

- No onward chain & Sold as seen
- Two Bedroom Detached Bungalow
- In Need of Modernisation & Refurbishment
- Scope to Extend (STPP)
- Desirable Location
- Dual Aspect Living Room
- Fitted Kitchen & Utility Area
- Garage, Driveway & Gardens



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No onward chain and Sold as seen. A spacious two bedroom detached bungalow, occupying a generous plot within this highly regarded crescent in Knutsford. The property requires a comprehensive programme of modernisation and refurbishment, offering an excellent opportunity for buyers to create a home to their own taste, style, and specification. The plot also offers scope to extend, subject to the necessary planning permissions.

The accommodation comprises an entrance porch, entrance hall, spacious dual aspect living room, fitted kitchen with utility area and side porch, two well-proportioned bedrooms and a shower room.

Externally, a gated driveway provides off-road parking and leads to a detached garage, which further benefits from a useful workshop/store to the rear. The property is further complemented by generous front and rear gardens, with the enclosed rear garden being mainly laid to lawn with a patio area, creating a private and secluded outdoor space.

Parkgate is a particularly well-regarded crescent, enjoying a peaceful residential setting whilst remaining conveniently located for the amenities of Knutsford. A local parade of shops is within easy walking distance, along with Tatton Park and the extensive range of shops, restaurants, bars and everyday amenities available within Knutsford town centre.



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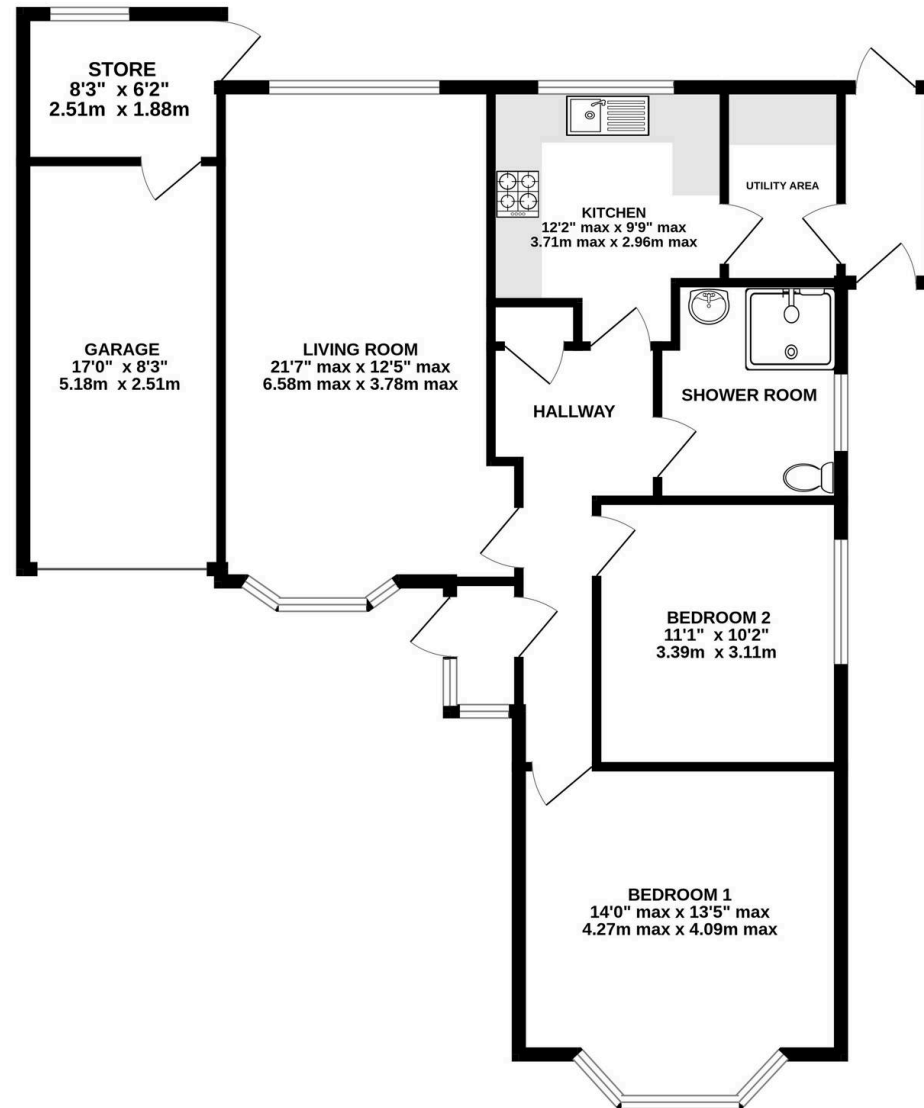
Knutsford

The road is characterised by a selection of attractive detached bungalows, many of which have been successfully modernised and improved, providing an excellent indication of the potential available.

A rare opportunity to acquire a detached bungalow in an established and sought-after Knutsford location, with generous gardens, garage, off-road parking and considerable scope for modernisation, improvement, and potential extension.



GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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