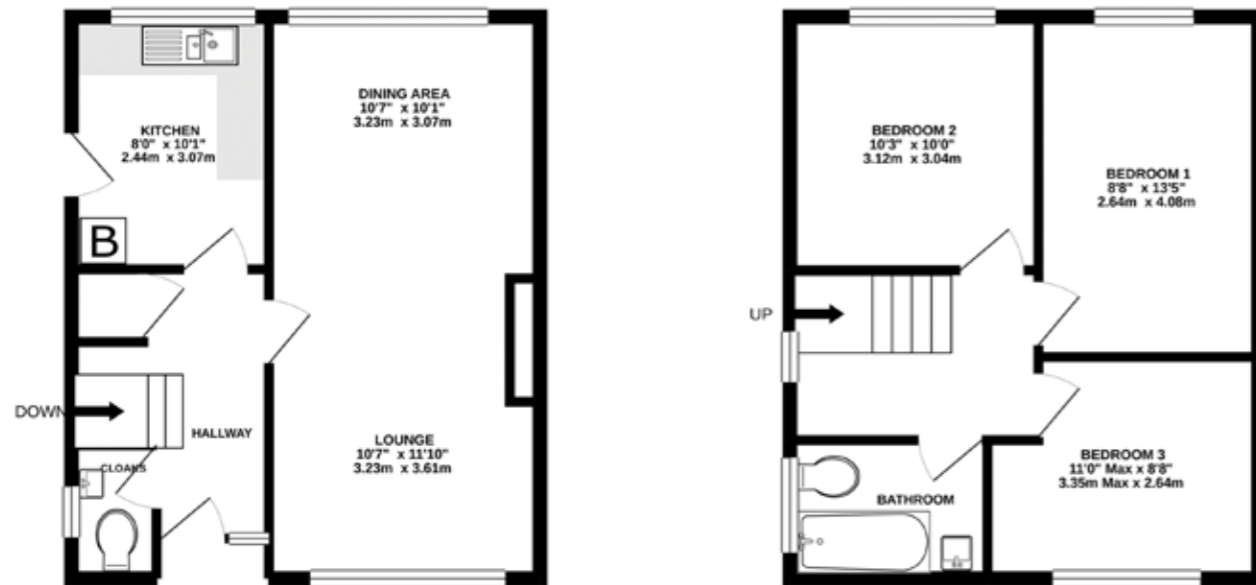


13 SHARSTON CRESCENT
Knutsford
£300,000

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



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.

THE AREAS LEADING ESTATE AGENCY

Knutsford
26, Princess Street, KNUTSFORD WA16 6BU
01565 750900 knutsford@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

Occupying the corner of a popular crescent and within easy reach of the town centre a semi detached home requiring straight forward modernisation. Huge potential. NO CHAIN.

- NO CHAIN and VACANT possession
- Huge potential to modernise and extend, subject to planning permission
- Private Westerly gardens

- Off road parking and garage
- Within an easy walk of the town centre and good schools
- Three generous bedrooms and white bathroom

£300,000

13 SHARSTON CRESCENT

Knutsford



DESCRIPTION

Available with no onward chain and immediate vacant possession this semi detached property now requires a scheme of straight forward modernisation. Occupying a position towards the corner of the crescent there are private and enclosed Westerly gardens, off road parking and a garage. the open plan front lawn also adjoins a large public open space which would be very useful as additional garden for children to play. We believe there is huge potential to create one's own accommodation and perhaps extend top the rear as many neighbours have, subject to planning permission.

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.

DIRECTIONS
WA16 8AF

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Band D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignehalman.co.uk

GASCOIGNE HALMAN