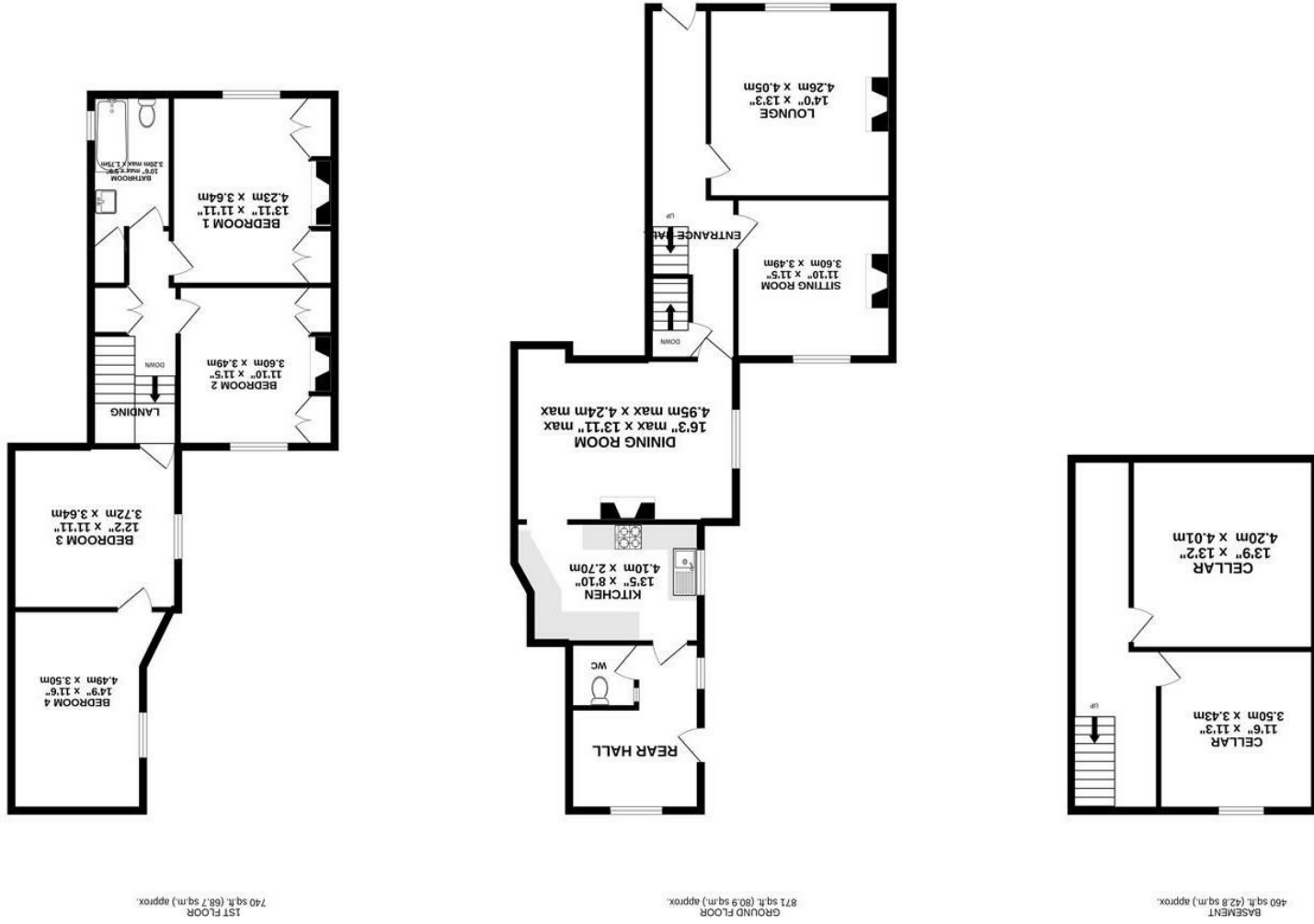


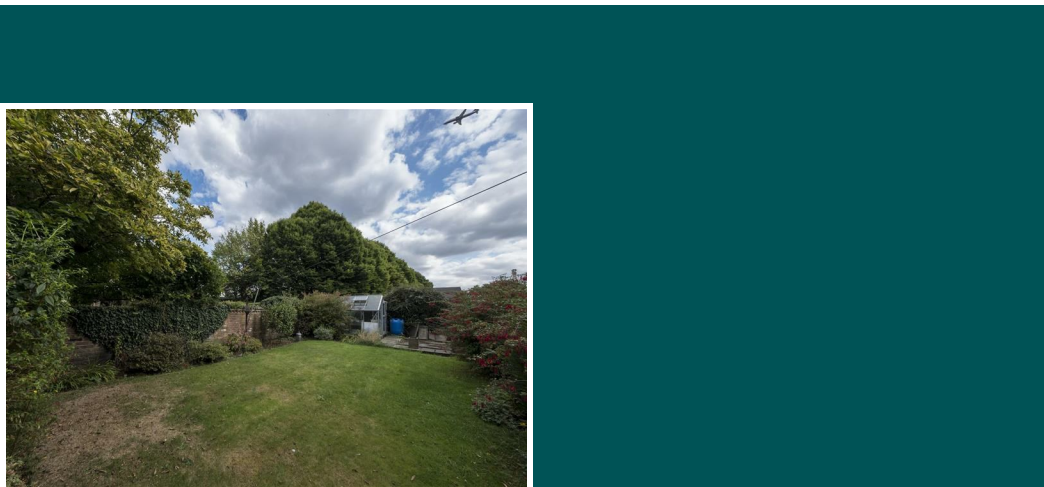
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£650,000



4 GASKELL AVENUE
KNUTSFORD
WA16 0DA



COUNCIL TAX BAND:



A most attractive Grade II listed town house with a large mature garden, situated on a desirable residential road, situated adjacent to The Heath and only a stones throw from the Town Centre.

Description

Number 4 Gaskell Avenue is one of two attached Grade II listed houses, located close to the entrance of the road and that were built in the early part of the 19th Century. The properties are both of brick construction with slate roofs, attractive round-arched doorways, 6-panelled doors and charming 16-pane sash windows.

The house requires a scheme of improvement, and offers deceptively spacious accommodation extending to in excess of 2000 sq ft, laid over three floors, including a large basement complex which could provide an opportunity for conversion subject to obtaining necessary permission.

On the ground floor level there are three principal reception rooms, plus a fitted kitchen with an adjoining utility room and WC.

On the first floor there are four bedrooms in all, one of which is accessed from another and would ideally be converted into a master bedroom suite, with the family bathroom located off the landing.

Unusually, for a period house in such a central location there is a large mature garden located to the rear, which is enclosed to all sides by brick walls, laid mostly to lawn, with an area of stone flagged patio at the rear of the house.

The property benefits from on street parking, which is limited to resident permit holders.

Location

Gaskell Avenue is a very pretty tree lined road, comprising mostly of period townhouses, enjoying wonderful open aspects across The Little Heath, and only a short stroll away from the restaurants and shops of Knutsford town centre.

Knutsford is a charming and highly desirable market town well placed for access to the M6 and M56 motorway networks, and within commutable distance of the North West's commercial centres and Manchester International Airport. The train station places Manchester from 42 minutes away and London Euston can be accessed via Wilmslow, Crewe or Macclesfield.

The area is well served by good local state schools, plus a number of excellent private sector schools being a short drive away. The town's leisure facilities include many sports clubs, a leisure centre with swimming pool, golf courses abound and the National Trust's Tatton Park is a short walk

Entrance Hall

Hardwood entrance door to front with decorative semi circular window above. Stairs leading to the first floor.

Lounge

Attractive sash window overlooking the front and a central cast-iron fireplace with a marble surround and tiled hearth.

Sitting Room

Attractive sash window overlooking the rear and a central cast-iron fireplace with marble surround and tiled hearth. Full height cupboard built into the chimney recess.

Dining Room

Two multi-pane windows to the side elevation and a central fireplace with a stone effect surround and granite hearth housing a living flame gas fire. Built-in storage cupboard.

Kitchen

Fitted with a matching range of oak fronted cabinets surrounded with contrasting worktops incorporating a single drainer sink unit and a gas burning hob with a concealed extractor fan above, and single electric oven below. Wall fixed central heating boiler and window to side.

Rear Hall/Utility Room

Tiled floor throughout, windows to side and rear elevations and entrance door to side.

WC

Low-level WC.

Lower Ground Floor

A spacious cellar complex divided up into three chambers with a stone flagged floor and cellar light window to the rear.

First Floor Landing

Decorative skylight window and loft access to roof void.

Bedroom One

Attractive sash window to front, ornamental cast-iron fireplace and two built-in wardrobes.

Bedroom Two

Attractive sash window to the rear ornamental cast-iron fireplace and built-in cabinets and shelving within chimney recesses.

Bedroom Three

Window to side and connecting door to:

Bedroom Four

Window to side.

Bathroom

Fitted with a white three-piece suite comprising a panel bath, pedestal wash basin and a low-level WC. Part tiled walls and opaque double glazed window to the side elevation.

Outside

To the front of the property is a wall enclosed gravel bed courtyard garden with a stone flagged pathway and a wrought iron gate.

The majority of the gardens are located to the rear of the house, which are mostly enclosed by brick walls. At the rear of the house is a large expanse of stone flagged patio leading to a raised, retained lawn garden with deep filled borders stocked with a wide variety of mature shrubs.