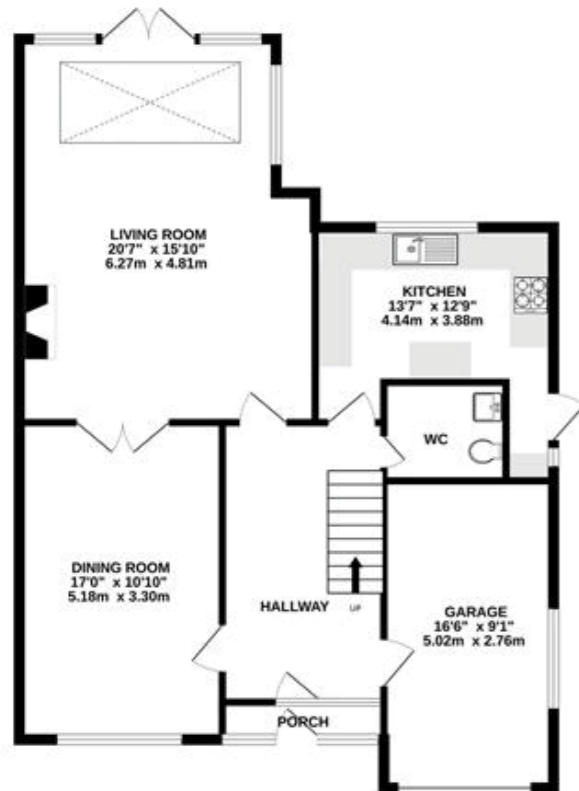


GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1652 sq.ft. (153.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**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

Prestbury  
8, The Village, PRESTBURY SK10 4DG  
01625 827467 prestbury@gascoignealman.co.uk

gascoignealman.co.uk



**GASCOIGNE HALMAN**

A well-presented detached family home offering a large plot and over 1650 sq ft of house while being located in the sought-after location of Adlington.

- OFFERING OVER 1650 SQ FT OF HOUSE
- FOUR GOOD SIZE BEDROOMS
- SOUGHT AFTER ADLINGTON LOCATION

- LARGE REAR LANDSCAPED GARDEN
- STUNNING 1930'S EXTENDED DETACHED HOUSE

**£595,000**

**WOODBANK**

London Road, Adlington



Occupying a sizeable plot and elevated from the road, this extended, period detached family home is located in the highly sought-after residential village of Adlington. The property has been extended and now offers deceptive and spacious accommodation over both floors. In brief, the house comprises of a storm porch, entrance hall with stairs leading to the first floor, formal dining room with gas fireplace, an extended lounge with a feature fireplace, and bi-folding doors leading out to the rear patio seating area. The breakfast kitchen is comprehensively fitted with a range of modern features and fitted appliances with a small utility room offering additional storage and a downstairs WC/cloakroom.

To the first floor is a large main bedroom with an ensuite shower room. Additionally, there are three other good-sized bedrooms which share the family bathroom and separate WC. Externally to the front of the property is a lawned garden and a driveway which provides ample off-road parking and leads to the single integral garage. The rear garden is fully enclosed and with patio seating, large lawn, and a wide variety of trees and plants giving the garden a good degree of privacy.

**LOCATION**

The immediate area is of an attractive, established semi-rural nature with some fantastic vistas made available over the surrounding countryside in this elevated position. Adlington's railway station is situated nearby and offers excellent

commuter rail services to Manchester & London. Adlington's well regarded primary school is also just a short drive away. Prestbury, Wilmslow, Macclesfield and Poynton located nearby offer more comprehensive facilities including leisure centres, schools for children of all ages, and intercity rail services. Manchester International Airport and the motorway network are within 20 minutes, drive away by car.

**DIRECTIONS**

SAT NAV - SK10 4NA

**TENURE**

Leasehold. 906 years remaining. £7.50 pa

**SERVICES (NOT TESTED)**

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

**LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F VIEWING

Viewing strictly by appointment through the Agents.

**PLEASE NOTE**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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



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**GASCOIGNE HALMAN**