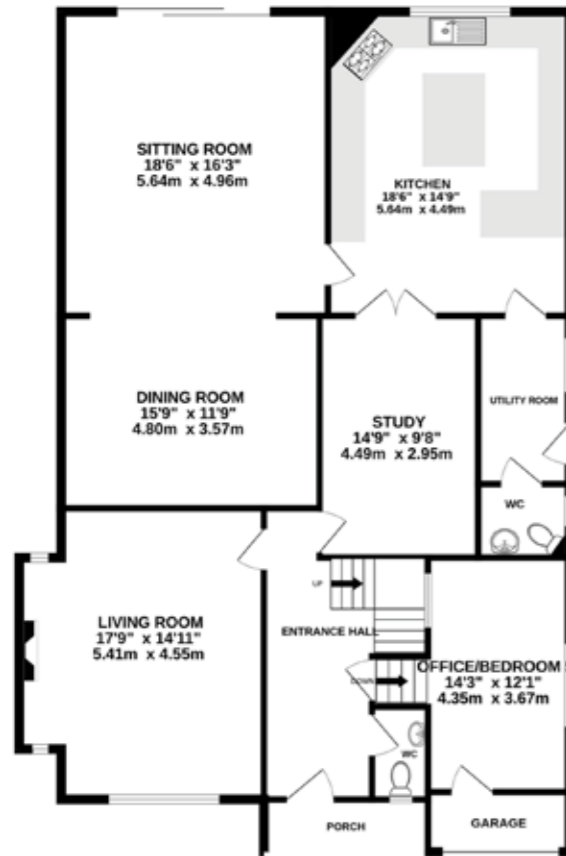


45 STANNEYLANDS ROAD
 Wilmslow
OFFERS OVER
£695,000

GROUND FLOOR
 1568 sq.ft. (145.7 sq.m.) approx.



1ST FLOOR
 755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 2323 sq.ft. (215.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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THE AREAS LEADING ESTATE AGENCY

Wilmslow
 40, Alderley Road, WILMSLOW SK9 1NY
 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Measuring over 2300 square feet, an extremely spacious detached family home boasting five bedrooms, four reception rooms, two bath/shower rooms and a secluded south-west facing rear garden.

- AN EXTREMELY SPACIOUS DETACHED FAMILY HOME
- THOUGHTFULLY EXTENDED ACCOMMODATION MEASURING OVER 2300 SQ FT
- FOUR/FIVE BEDROOMS

- FOUR/FIVE RECEPTIONS INCLUDING A LARGE OFFICE
- LARGE MODERN BREAKFAST KITCHEN WITH UTILITY
- TWO BATH/SHOWER ROOMS
- SECLUDED SOUTH-WEST FACING REAR GARDEN

**OFFERS OVER
£695,000**

45 STANNEYLANDS ROAD

Wilmslow



DESCRIPTION

Thoughtfully extended over the years, this attractive detached house offers excellent spacious and versatile family accommodation, along with a desirable position on Stanneylands Road.

Located on a slightly elevated plot with ample off-road parking, the accommodation consists of a welcoming entrance hallway with a handy wc, the fifth reception room/bedroom off to the side, then access into the living room, then dining room leading into a huge sitting room, an internal large fitted office, a fabulous modern breakfast kitchen, utility and second wc, all to the ground floor.

There are four well-sized bedrooms to the first floor, along with an en-suite shower room and modern fitted family bathroom. Whilst to the rear of the house is a pleasant secluded south-west facing lawned garden, which also has an access onto Stanneylands Drive.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 4ER

TENURE

The tenure is freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

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



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