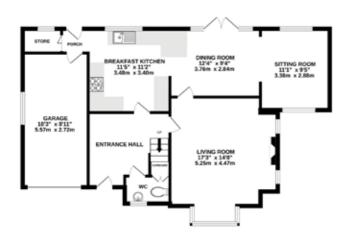
**2 MANOR ROAD** Wilmslow £895,000

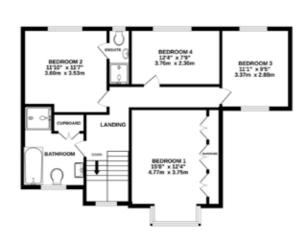


An exceptional DETACHED family home in POWNALL PARK offering spacious accommodation with four bedrooms, three good sized reception rooms, stylish bathroom and shower room together with an impressive lawned rear garden with patio

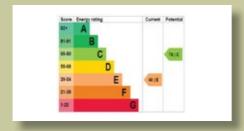
**GASCOIGNE HALMAN** 

GROUND FLOOR 887 sq.ft. (82.4 sq.m.) approx. 1ST FLOOR 746 sq.ft. (69.3 sq.m.) approx.





## TOTAL FLOOR AREA: 1633 sq.ft. (151.7 sq.m.) approx.



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

## Wilmslow

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

gascoignehalman.co.uk



Stylish Fitted Bathroom and Separate Shower Room

- Four Generous Sized Bedrooms
- Pleasant Gardens to Front and Rear
- Attractive, Modern Fitted Kitchen
- Driveway Leading To A Good Sized Garage

£895,000

# 2 MANOR ROAD









An attractive detached house offering three reception rooms and four well-sized bedrooms.

The accommodation offers a welcoming entrance hallway with open porch, a substantial inglenook living room, then a thoughtfully configured kitchen layout with an adjoining dining room and sitting room. Access is also maintained off the kitchen vestibule into the integral garage and store room.

Whilst to the first floor, there are four bedrooms, with the guest bedroom having an en-suite shower room, and then a refitted four piece modern bathroom off the landing.

Ample off-road parking is provided via the widening stone driveway, with a timber side gate leading through to the secluded lawned rear garden, with its south-east aspect.









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.

Sat-Nav: SK9 5PU

The property is freehold with a chief rent of £10 pa. Subject to verification by solicitors.

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

Cheshire East. Property Band: F

Viewing strictly by appointment through the Agents.

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

