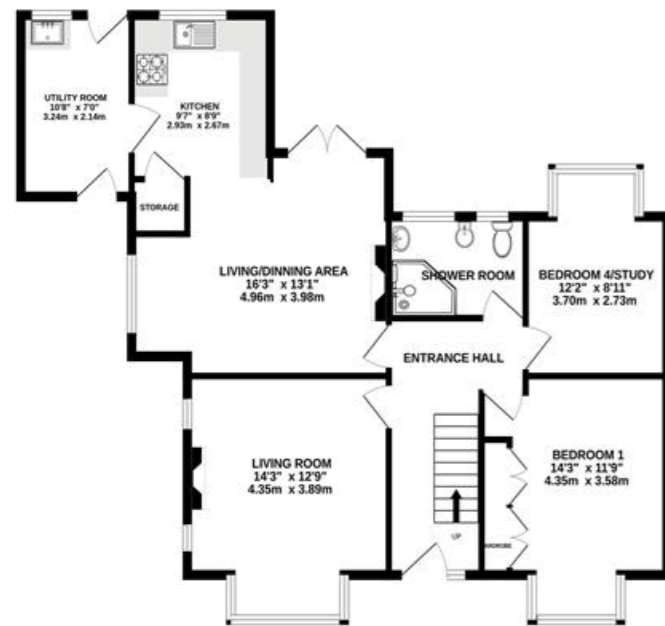


**30 CUMBER LANE**

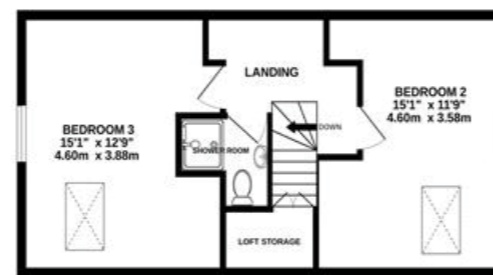
Wilmslow

**£525,000**

GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.

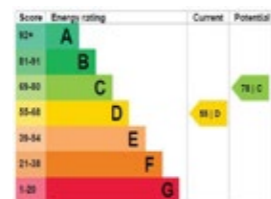


1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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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**

An appealing dormer detached bungalow situated within a desirable south Wilmslow address, having a large frontage, along with spacious accommodation including three/ four bedrooms.

- AN ATTRACTIVE & HIGHLY INDIVIDUAL DORMER DETACHED BUNGALOW
- EXCELLENT SOUTH WILMSLOW ADDRESS
- SPACIOUS ACCOMMODATION FOUND ACROSS TWO FLOORS

- THREE/FOUR BEDROOMS
- TWO/THREE RECEPTION ROOMS
- TWO SHOWER ROOMS
- FITTED KITCHEN WITH UTILITY ROOM
- AMPLE OFF-ROAD PARKING

**£525,000**

**30 CUMBER LANE**

Wilmslow



**DESCRIPTION**

This attractive detached dormer bungalow offers excellent flexible accommodation, with a good level of space to the ground floor, plus two further rooms to the first floor.

Approached over a gated long driveway, the property is set well back off Cumber Lane with a decent sized lawned foregarden and ample parking.

Internally, the accommodation consists of a welcoming central hallway, a separate living room, then a large dining room accessing the fitted kitchen and useful utility room,

along with a refitted modern shower room and then two bedrooms (or third reception room) all to the ground floor. A staircase from the hall leads up to two further bedrooms and a shower room at first floor level.

Externally, to the rear there is a pleasant courtyard styled lawned garden with a patio and a southerly facing aspect.

**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 6EA

**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: E

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**