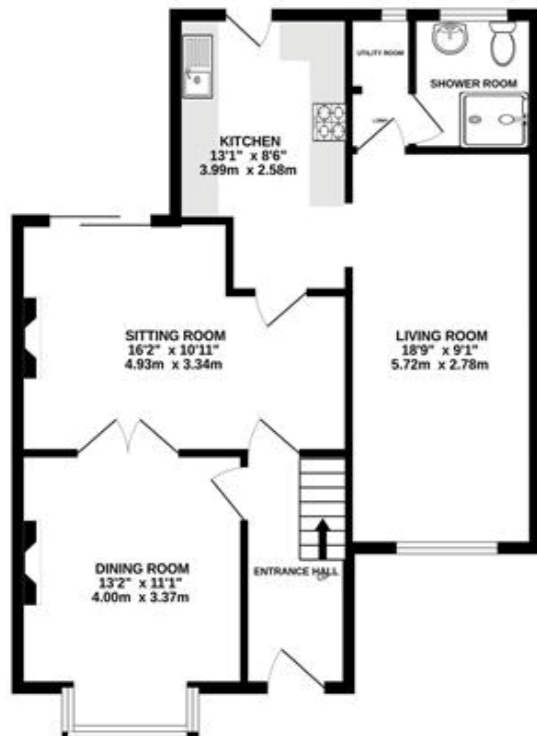
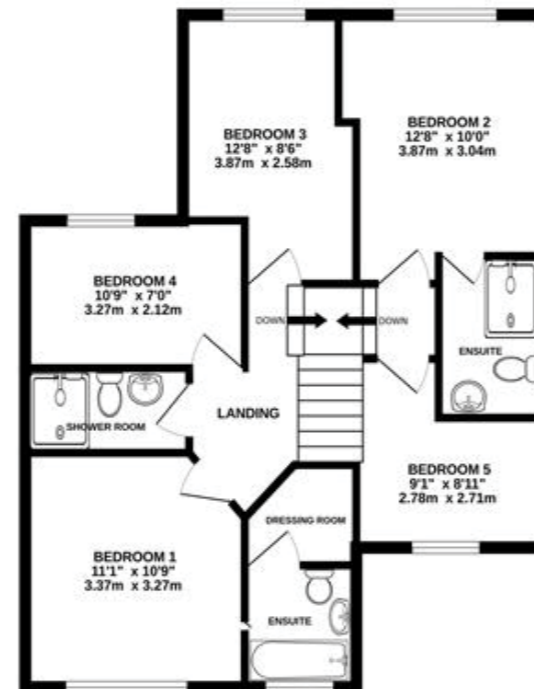


3 BEECH GROVE
Wilmslow
£600,000

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

A surprisingly large five bedroom semi-detached house offering the appealing combination of both spacious extended accommodation along with a highly convenient position minutes from Wilmslow town centre.

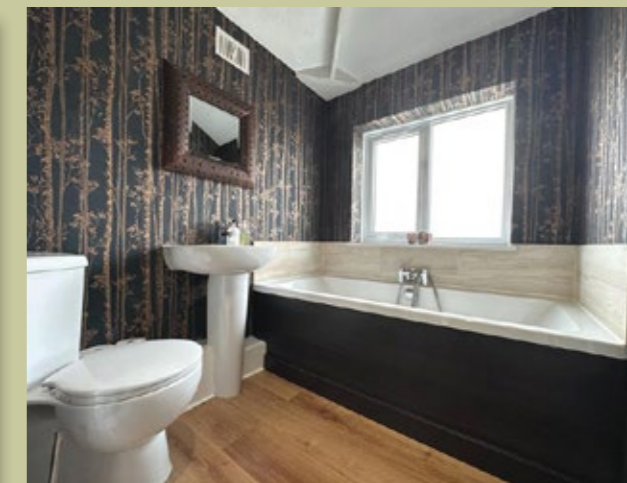
- A PARTICULARLY LARGE SEMI-DETACHED HOUSE
- EXCELLENT CONVENIENT CENTRAL LOCATION
- MINUTES AWAY FROM WILMSLOW TOWN CENTRE
- FIVE GENEROUSLY SIZED BEDROOMS

- FOUR BATH/SHOWER ROOMS WITH TWO EN-SUITES
- THREE RECEPTION ROOMS
- SOUTH FACING REAR GARDEN

£600,000

3 BEECH GROVE

Wilmslow



DESCRIPTION

This well-positioned semi-detached property offers spacious accommodation including five bedrooms and benefits from being on a desirable cul-de-sac within close proximity of Wilmslow Town Centre.

The ground floor accommodation consists of a large entrance hall, two separate lounge/family rooms, a dining room with a feature bay window and a separate galley style kitchen. There is also a ground floor shower room and utility.

The first floor benefits from four good sized double bedrooms and a well proportioned fifth bedroom. There is the luxury of two en-suites and a family shower room too.

Externally, the property offers off road parking to the front, with a good sized enclosed south facing garden space to the rear.

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 5EU

TENURE

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: D

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN