



**GASCOIGNE
HALMAN**

1 WINDSOR AVENUE, WILMSLOW SK9 5HE

THE AREAS LEADING ESTATE AGENT

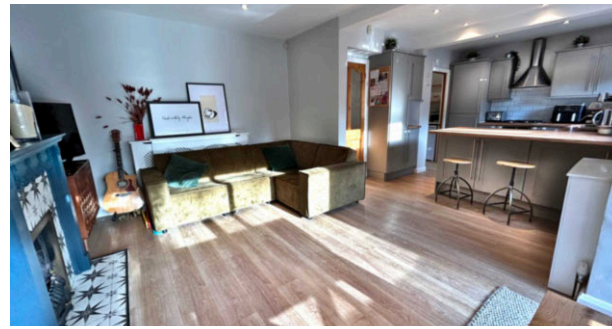


1 WINDSOR AVENUE, WILMSLOW SK9 5HE

OFFERS OVER £600,000

An attractive bay-fronted semi-detached property offering stylish and thoughtfully extended accommodation with four bedrooms, two bathrooms and a private South facing garden. Situated on a sought after cul-de-sac moments from Wilmslow town centre.

- Attractive Bay-Fronted Semi-Detached Property
- Beautifully Presented And Tastefully Extended Accommodation
- Four Bedrooms
- Two Stylish Bath/Shower Rooms
- Superb Open-Plan Living/Dining Kitchen
- Private South Facing Garden
- Quiet Cul-De-Sac Location
- Moments From Wilmslow Town Centre



The property enjoys a highly convenient location on a quiet cul-de-sac just moments from Wilmslow town centre and boasts well-presented and tastefully extended accommodation which comprises a welcoming entrance hallway with wooden flooring and useful storage, contemporary refitted downstairs shower room, good-size front living/family room with appealing bay-window and feature fireplace. To complete the ground floor accommodation an impressive open-plan living-dining kitchen with breakfast bar and integrated appliances has access to the rear garden and also gives access to the separate utility room.

To the first floor there are four good-size bedrooms consisting of three double bedrooms and a further generous single bedroom. A large stylish refitted family bathroom with both bath and separate shower facilities completes the first floor.

Externally, to the front there is a large driveway providing off-road parking for several cars with gated side access which leads to an attractive and private South facing garden which is mainly laid to lawn with a raised patio area for al fresco dining.

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 5HE

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.

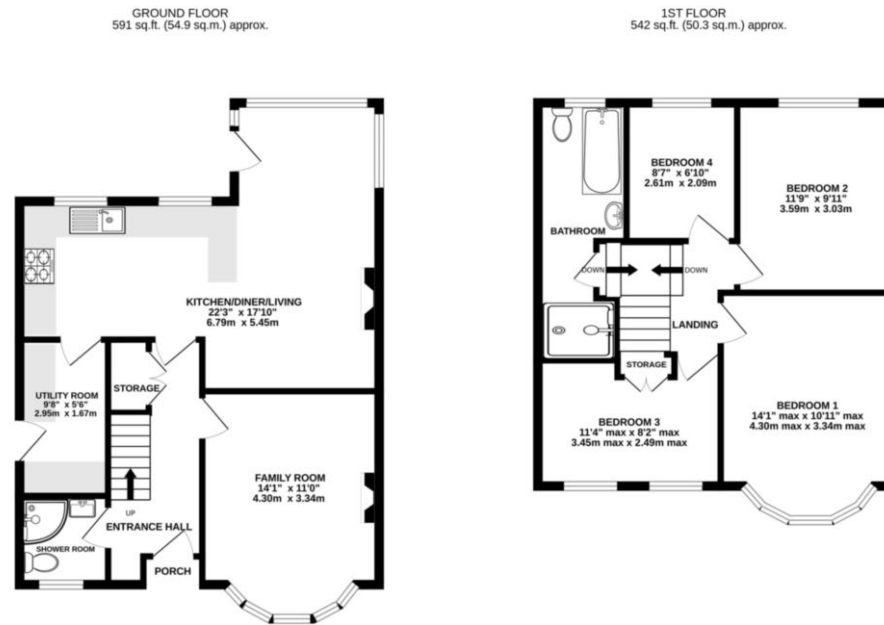
LOCAL AUTHORITY

Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1133 sq ft. (105.2 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.
 Made with Metropix ©2024

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.



WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, SK9 1NY

**GASCOIGNE
HALMAN**