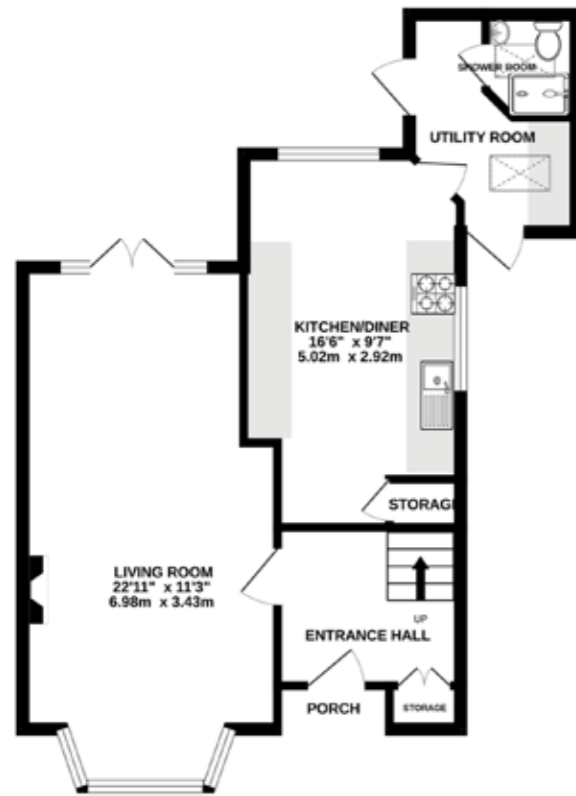
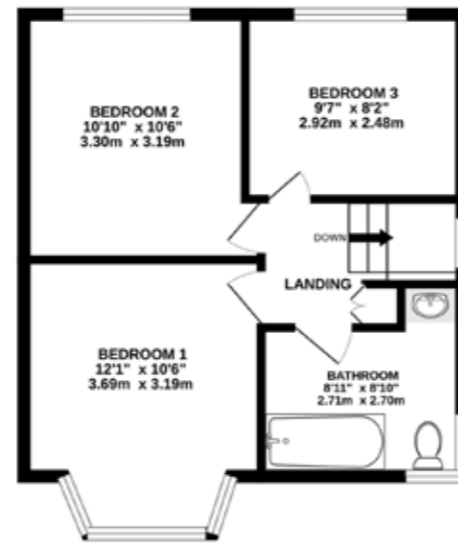


23 DAVEHALL AVENUE
 Wilmslow
OFFERS OVER
£500,000

GROUND FLOOR
 519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
 410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 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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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.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

An attractive bay-fronted extended semi-detached house located in a much sought after central location conveniently positioned minutes from Wilmslow town centre and having a well-stocked large westerly facing garden.

- AN ATTRACTIVE BAY FRONTED SEMI-DETACHED HOUSE
- A HIGHLY DESIRABLE CONVENIENT CUL-DE-SAC LOCATION
- AN EXTENDED BREAKFAST KITCHEN
- HANDY DOWNSTAIRS SHOWER ROOM & UTILITY ROOM

- THREE WELL-SIZED BEDROOMS
- THROUGH LOUNGE TO DINING ROOM
- A GENEROUSLY SIZED WESTERLY FACING REAR GARDEN
- SOLAR PANELS PROVIDING AN EXCELLENT YEARLY RETURN

**OFFERS OVER
£500,000**

23 DAVEHALL AVENUE

Wilmslow



Located literally minutes from the town centre, this excellent semi-detached house benefits from a highly convenient setting towards the end of a popular cul-de-sac. Extended to the rear, the accommodation consists of an entrance hallway, a through lounge to dining room, then the extended breakfast kitchen with a feature vaulted ceiling, then access into a highly useful utility room and downstairs shower room. Interestingly, planning permission was granted in 2008 to extend the house further, with the option to build another bed/reception room to the rear (see Cheshire East Planning Portal utilising reference 08/0442P).

There are three decent sized bedrooms to the first floor, along with a fitted modern bathroom and a handy heated linen cupboard off the landing. Off-road parking is provided to the front driveway and there is a generously sized lawn garden to the rear, with well-stocked borders and patio area. Ample storage is provided via both a rear timber shed and the larger single garage workshop. Finally, the house has the luxury of being fitted with solar panels and with the ever increasing living costs, the panels provide a welcome contribution to the electricity costs being on the original Government feed in tariff.

LOCATION

Conveniently situated within walking distance 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, which is within walking distance, 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 5NE

TENURE

Freehold with a chief rent of £5 p.a. 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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