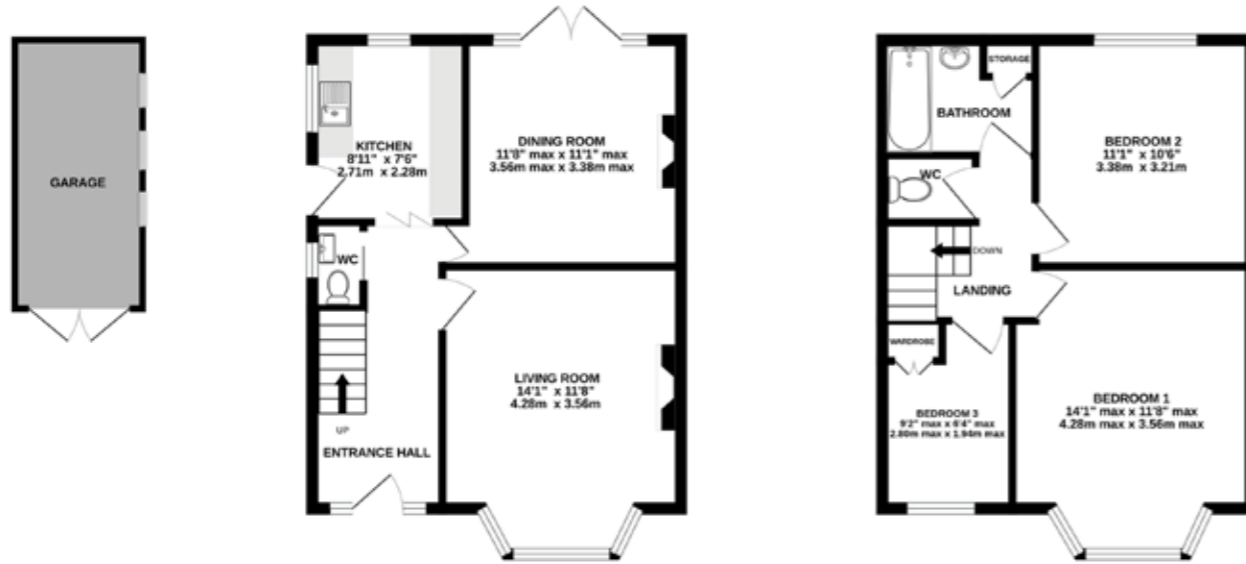


53 RAVENSWOOD ROAD
 Wilmslow
OFFERS OVER
£400,000



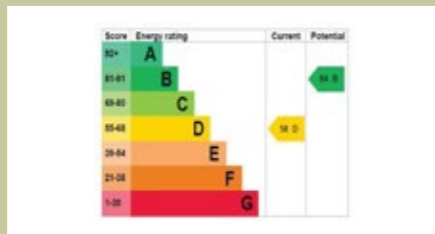
GROUND FLOOR
 420 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
 427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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
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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

Occupying a generous corner plot with full planning permission (Application No: 22/3088M) for a double storey side extension to create a four bedroom, three bathroom property, this attractive bay-fronted semi-detached property offers a rare and exciting opportunity to enhance and add-value. Situated on a quiet and popular South Wilmslow cul-de-sac close to local reputable schools and local amenities.

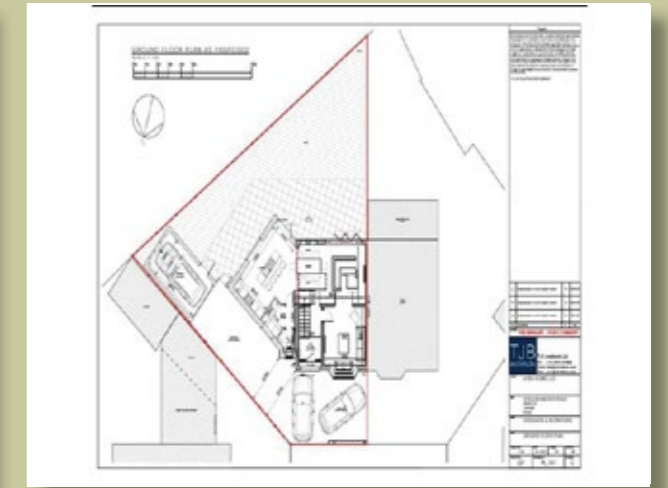
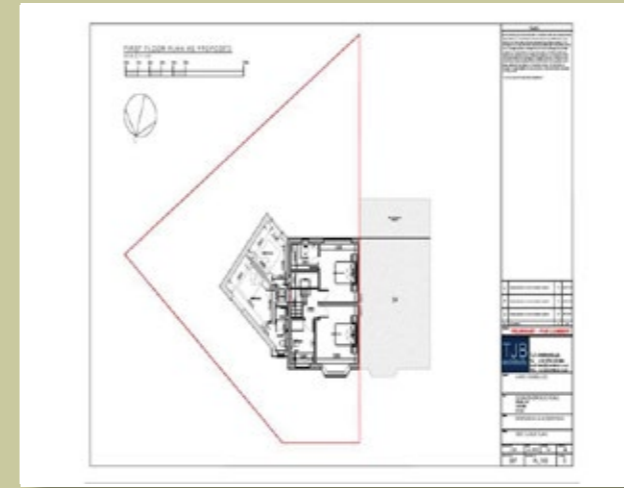
- Superb Development Opportunity
- Traditional Bay-Fronted Semi-Detached Property
- Full Planning Permission Granted For A Double Storey Side Extension

- Generous And Private Corner Plot
- Prime South Wilmslow Location Close to Reputable Primary Schools
- Rare Opportunity To Enhance And Add-Value

**OFFERS OVER
£400,000**

53 RAVENSWOOD ROAD

Wilmslow



DESCRIPTION

We are pleased to introduce this superb opportunity to purchase a traditional bay-fronted semi-detached property occupying a large corner plot with full planning permission granted to create a modern four bedroom, three bathroom family home in a highly desirable South Wilmslow location only a short walk to Wilmslow town centre and local reputable schools.

Internally the property as it stands offers two reception rooms, fitted kitchen, downstairs wc, three bedrooms and a family bathroom in need of modernisation.

Externally the property offers ample off-road parking, detached garage and a large South East facing garden which enjoys a high degree of privacy.

The property is sold with no chain and would suit someone looking for a project in order to create their perfect home. Planning Permission on Cheshire East Website is Application No: 22/3088M.

Proposed plans for illustrative purposes only and not to scale. CGIs used to show possible redevelopment.

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 6HL

TENURE

We are advised by our vendor that 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: D

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN