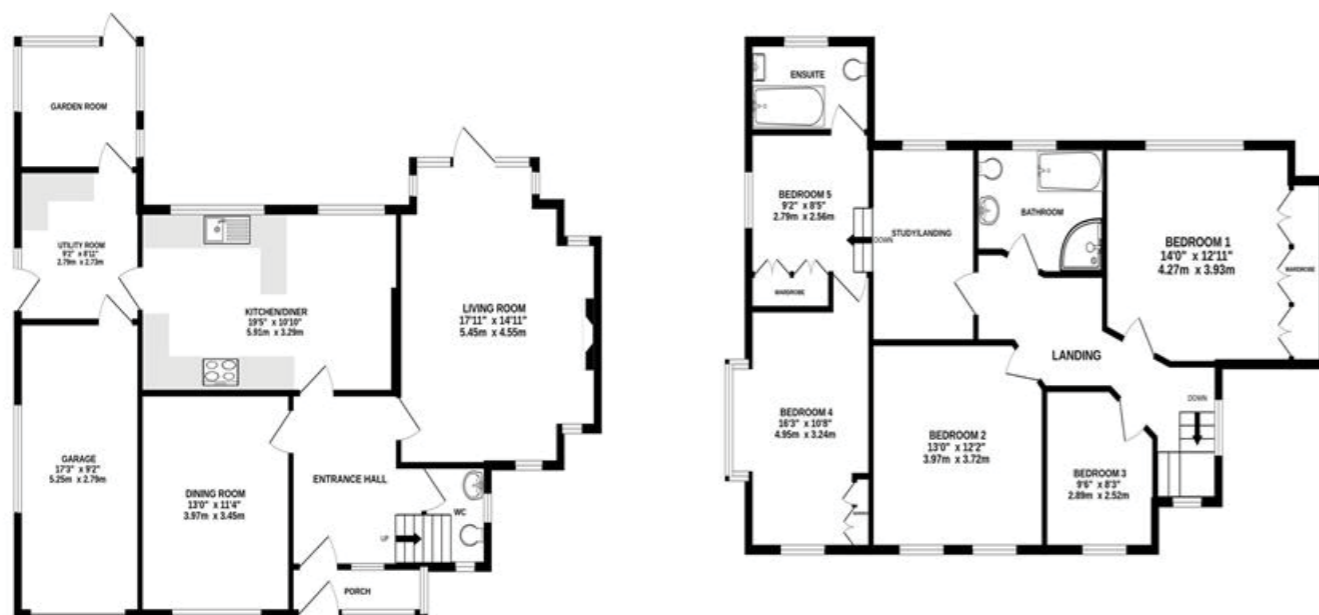


3 POWNALL ROAD
 Wilmslow
GUIDE PRICE
£975,000

GROUND FLOOR
 1054 sq.ft. (97.9 sq.m.) approx.

1ST FLOOR
 989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA: 2043 sq.ft. (189.8 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 handsome and extended detached home positioned in Pownall Park offering a vast level of potential for enhancement along with a substantial plot having a fabulous large south-west facing rear garden.

- AN ATTRACTIVE & SPACIOUS DETACHED HOME
- MUCH COVETED LOCATION WITHIN POWNALL PARK
- A SUBSTANTIAL SOUTH-WEST FACING REAR GARDEN
- OFFERING GREAT POTENTIAL TO REMODEL & ENHANCE
- FIVE BEDROOMS

- TWO SEPARATE RECEPTION ROOMS
- TWO BATHROOMS
- WITHIN EASY REACH OF WILMSLOW TOWN CENTRE, DESIRABLE SCHOOLS & THE COUNTRYSIDE

GUIDE PRICE
£975,000

3 POWNALL ROAD
Wilmslow



This spacious house sits within a much sought-after location in Pownall Park with an ease of access into Wilmslow town centre, Gorsey Bank and Pownall Hall schools and picturesque countryside walks through The Carrs.

Positioned within such a large plot having a fabulous large south-west facing rear garden really sets this house out from most, providing the tempting opportunity to remodel and enhance to create one of Wilmslow's finest homes.

The accommodation currently consists of an entrance hall with porch and wc, an inglenook living room, dining room, a breakfast kitchen, utility room, garden room and garage.

Whilst to the first floor there are five bedrooms, along with two bathrooms, one being an en-suite off the guest bedroom. Ample off-road parking is provided via the sweeping driveway, with good access to the side into the fabulous large predominantly lawned rear garden.

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 5DR

TENURE

We are advised the tenure of the property 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: G

VIEWING

Viewing strictly by appointment through the Agents.

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



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