



**GASCOIGNE
HALMAN**

11 WESTWARD ROAD, WILMSLOW SK9 5JY

THE AREAS LEADING ESTATE AGENT



11 WESTWARD ROAD, WILMSLOW SK9 5JY

£615,000

An attractive double bay-fronted semi-detached property situated only a short stroll to Wilmslow town centre and Gorsey Bank primary school, offering four bedrooms, two stylish bath/showerrooms, superb breakfast kitchen, home office and a delightful private South facing garden.

- ATTRACTIVE DOUBLE BAY-FRONTED SEMI-DETACHED PROPERTY
- FOUR BEDROOMS AND TWO STYLISH BATH/SOWER ROOMS
- MODERN BREAKFAST KITCHEN
- TWO RECEPTION ROOMS PLUS HOME OFFICE
- DELIGHTFUL PRIVATE SOUTH FACING GARDEN AND SPACIOUS DRIVEWAY
- IMMACULATE PRESENTATION THROUGHOUT
- SHORT STROLL TO WILMSLOW TOWN CENTRE AND GORSEY BANK PRIMARY SCHOOL
- SOUGHT AFTER LOCATION





We are delighted to introduce this superb semi-detached property which is sure to impress. Internally the property offers immaculate presentation throughout with generous living space and comprises a welcoming entrance hallway with attractive oak flooring which runs throughout the ground floor, home office with fitted furniture, cosy front living room with feature fireplace and attractive bay-window. A modern breakfast kitchen, with breakfast bar and French doors to the rear garden, opens to a large family room to one side, whilst to the other side there is door access to a separate utility room and downstairs wc.

To the first floor there are four bedrooms, with the main bedroom boasting a stylish en-suite shower room and fitted wardrobes, the other three bedrooms are served by a contemporary family bathroom.

Externally, to the front there is a spacious driveway for off-road parking, gated side access which leads to a delightful landscaped South facing garden which enjoys a high degree of privacy.

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 5JY

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.

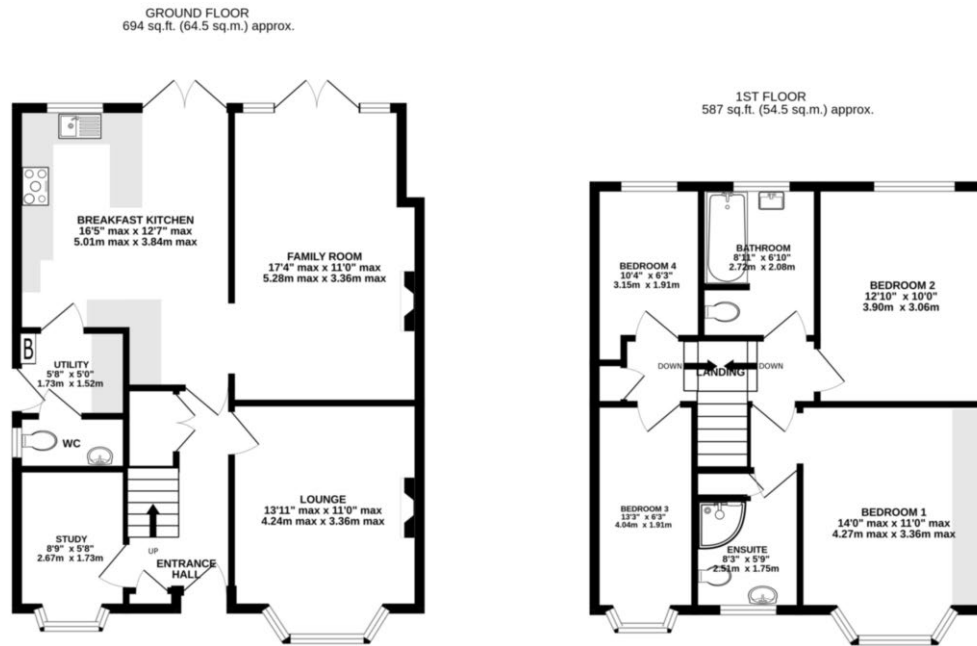
LOCAL AUTHORITY

Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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