



**GASCOIGNE
HALMAN**

46A MOOR LANE, WILMSLOW

THE AREAS LEADING ESTATE AGENT



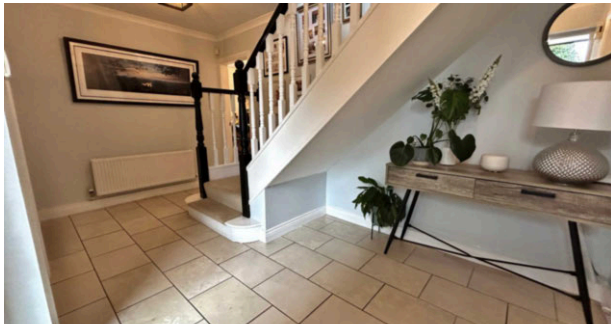
46A MOOR LANE, WILMSLOW

£1.075 Million

An attractive five bedroom Cheshire Brick detached family home occupying a private gated plot in a prime South Wilmslow location moments from reputable schools and local amenities.

- Cheshire Brick Detached Family Home
- Private Gated Entrance With Large Driveway
- Five Double Bedrooms
- Stunning Principal Suite With Dressing Room And En-Suite
- Three Reception Rooms
- Garden Home Office And Integral Garage
- Private Rear Garden
- Prime South Wilmslow Location Close To Local Reputable Schools





This superb modern detached family property enjoys a sought after South Wilmslow address close to local Primary schools and useful amenities.

Internally the property offers a generous 2422 Sq Ft of accommodation and comprises a welcoming entrance hallway with refitted downstairs wc, superb family room with wooden flooring and fitted bespoke shelving, refitted contemporary kitchen with breakfast bar which opens to a separate dining room with French doors to the rear patio. In addition there is a large living room with feature fireplace and fitted cabinetry. A separate utility room which is located off the kitchen completes the ground floor accommodation.

To the first floor there are five double bedrooms including a particularly impressive principal suite with walk-in dressing area, superb vaulted ceilings and a stylish en-suite bathroom. A further family bathroom with three piece suite serves the other bedrooms.

Externally, there is private gated entrance with telecom leading to a spacious driveway for multiple cars, whilst to the rear there is a good-size private garden with decked seating area and access to the garden home office and integral garage which has the added benefit of electric doors.

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 6AP

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.

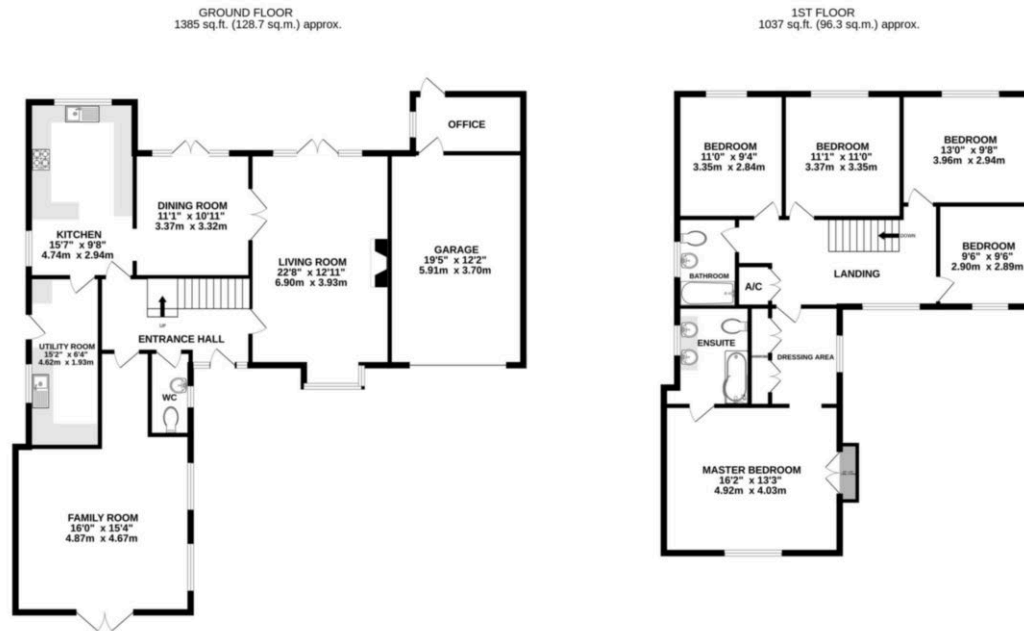
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

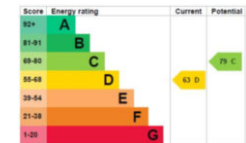
FLOORPLAN & EPC



TOTAL FLOOR AREA: 2422 sq.ft. (225.0 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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