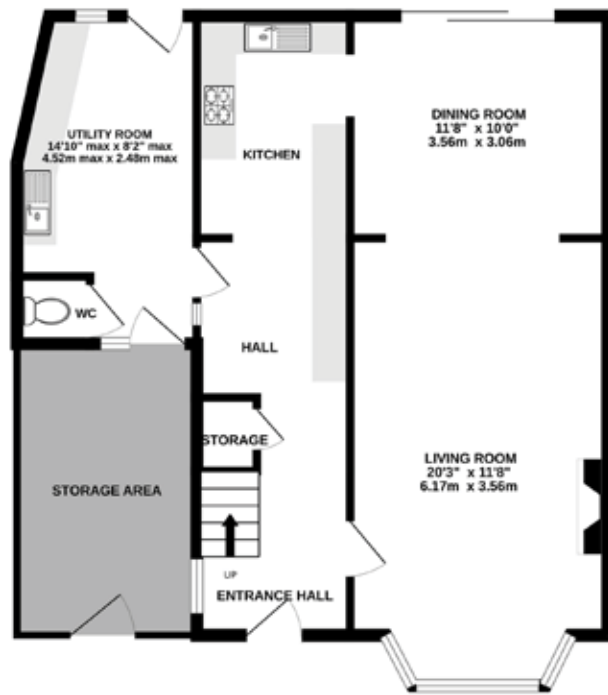


**13 ALBANY ROAD**  
 Wilmslow  
**£449,995**

GROUND FLOOR  
 649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
 360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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**  
 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**

Offered with NO CHAIN, this extended bay-fronted semi-detached property is situated in a popular South Wilmslow location close to local amenities and Ashdene Primary School. The property enjoys a large private plot giving superb scope to extend (subject to P.P.) and add value.



- ATTRACTIVE BAY-FRONTED SEMI-DETACHED PROPERTY
- POPULAR SOUTH WILMSLOW LOCATION
- EXTENSIVE LARGE GARDEN TO THE REAR

- OFF-ROAD PARKING WITH FEATURE GATES
- IN NEED OF MODERNISATION WITH SCOPE TO EXTEND FURTHER (subj. to P.P.)
- NO CHAIN

**£449,995**

**13 ALBANY ROAD**

Wilmslow



We are delighted to introduce this attractive semi-detached house situated in a sought after and convenient location in South Wilmslow. The property has been extended to the ground floor and is in need of modernisation throughout and comprises a welcoming entrance hallway opening to a large extended open-plan living-dining room with appealing bay-window, patio doors to the rear garden and feature fireplace. An inner hallway, with access to understairs storage, leads through to the fitted kitchen which opens through to the dining area at the rear offering pleasant garden views. Off the kitchen is a large and bright utility room with downstairs WC.

To the first floor there are three bedrooms consisting of two double bedrooms and a further single bedroom currently used as a home office all served by a family bathroom. Externally to the front there is a large driveway providing ample off-road parking with feature gates with gated side access to the rear garden. To the rear there is an impressive large garden which has the benefit of extra land to the rear as well as a raised patio area. Agents Note: The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.

#### 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 6LL

#### 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.

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



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**GASCOIGNE HALMAN**