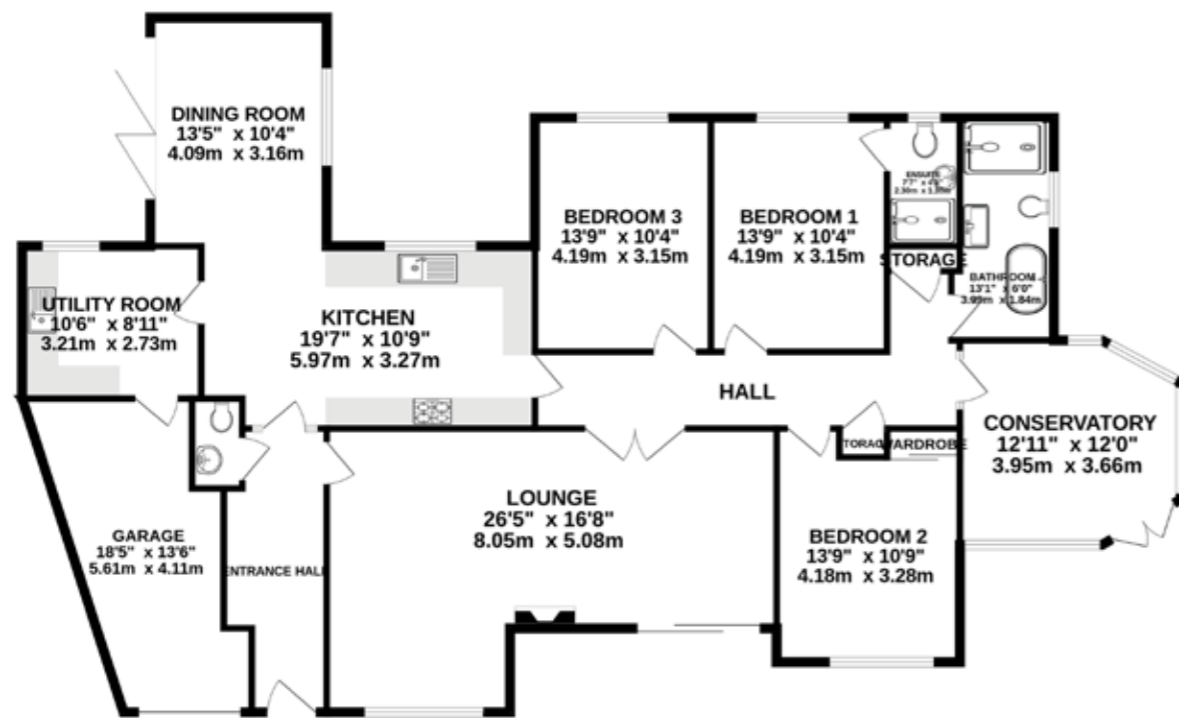


3 WELTON GROVE
Wilmslow
£625,000

GROUND FLOOR
1884 sq.ft. (175.0 sq.m.) approx.



TOTAL FLOOR AREA: 1884 sq.ft. (175.0 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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THE AREAS LEADING ESTATE AGENCY

Wilmslow
40, Alderley Road, WILMSLOW SK9 1NY
01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Tucked away in a most private setting, this particularly large detached bungalow (close to 1900 SQ FT) makes for a very rare purchase, perfect for either the downsizer looking for an abundance of space or even the family buyer.

- SUBSTANTIAL & HIGHLY INDIVIDUAL DETACHED BUNGALOW
- EXCELLENT PRIVATE SETTING IN A SMALL HAMLET WITH ONLY TWO OTHER HOUSES
- WELL-PRESENTED ACCOMMODATION MEASURING CLOSE TO 1900 SQ FT

- THREE DOUBLE BEDROOMS WITH A MODERN EN-SUITE SHOWER ROOM
- A PARTICULARLY LARGE LIVING ROOM
- SPACIOUS DINING KITCHEN WITH A LARGE UTILITY ROOM
- LUXURIOUS CONTEMPORARY THEMED BATHROOM
- INTEGRAL GARAGE & AMPLE PARKING

£625,000

3 WELTON GROVE
Wilmslow



DESCRIPTION

In a small hamlet of only three other bungalows located close to Knutsford Road, this highly individual detached bungalow offers well-presented spacious accommodation uncommonly found in a one level home, finished to a high standard with modern fittings.

In brief, the accommodation consists of an entrance hall with handy wc, then a very large living room, an equally large dining fitted kitchen with Oak units and a bi-fold door to the side garden, then a superbly sized utility room leading into the excellent integral garage.

A long hallway then leads to the three double bedrooms, with a modern en-suite to one of the rooms, plus a luxurious contemporary fitted main bathroom with underfloor heating to the end of the hall, along with a conservatory giving access and overlooking the second side garden.

Ample parking is provided to the bungalow leading to a substantial timber car barn to the side. Gardens then envelope two sides of the house connected by the rear garden.

Please note: No.3 Welton Grove has a right of access over neighbour's driveway.

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 6HG

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: E

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN