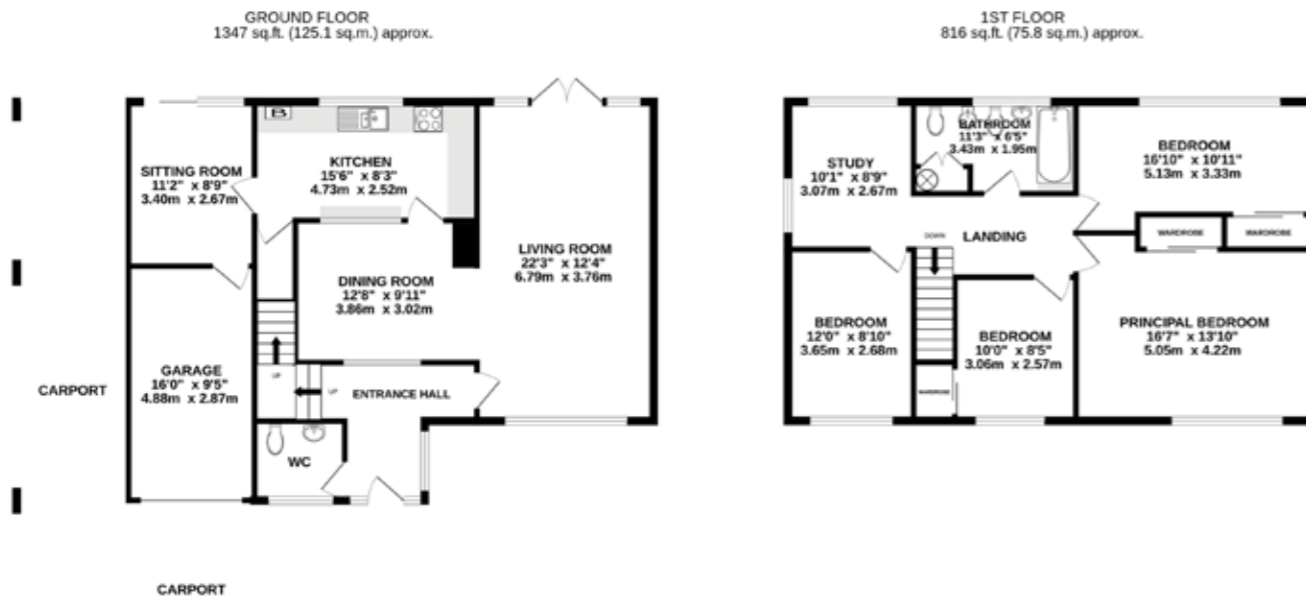


25 THORNGROVE ROAD
 Wilmslow
£750,000



TOTAL FLOOR AREA: 2163 sq.ft. (201.0 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.
 Made with Metropax 02024



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

A rare and exciting opportunity to purchase a substantial detached family home situated on a sought after road only a short stroll to Wilmslow town centre. Boasting four good-size bedrooms, open-plan living-dining room and a superb private rear garden.

- Substantial Detached Family Residence
- Four Generous Bedrooms
- Spacious Accommodation Measuring 2163 Sq Ft
- Three Reception Rooms
- Superb Mature Gardens

- Sought After Residential Road Close To Wilmslow Town Centre
- Garage And Off-Road Parking
- Tremendous Potential To Extend, Enhance And Add-Value (subj. to P.P.)

£750,000

25 THORNGROVE ROAD

Wilmslow



We are delighted to introduce this spacious detached family residence situated on a desirable residential road only moments from Wilmslow town centre and train station.

The property boasts a healthy 2163 sq ft internally and offers excellent potential to extend and add-value (subject to the relevant permissions).

Internally the property comprises a welcoming entrance hallway with downstairs wc, 22 ft living room with French doors providing pleasant views over the attractive rear gardens and leading through to the dining room. A good-size kitchen leads through to the rear sitting room which offers sliding doors through to the rear garden and also

provides access to the integral garage.

To the first floor there are four good-size bedrooms, with three bedrooms offering a range of fitted wardrobes. A family bathroom with four piece suite serves all bedrooms and in addition there is a separate study/home office which could be converted to an extra bedroom if desired.

Externally, to the front the property offers an attractive lawned garden with well stocked borders, a spacious driveway for off-road parking as well as a large car port which measures over 40 ft in length, whilst to the rear there is a stunning mature private garden mainly laid to lawn with patio area and well stocked borders.

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 only a short walk from 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

SatNav: SK9 IDE

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.

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



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