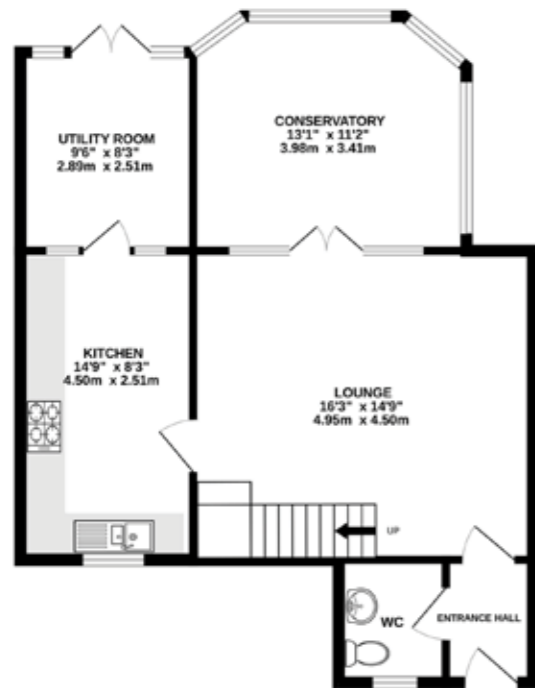


12 BURNSIDE CLOSE
 Wilmslow
£410,000

GROUND FLOOR
 635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
 374 sq.ft. (34.7 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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THE AREAS LEADING ESTATE AGENCY

Wilmslow
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GASCOIGNE HALMAN

This immaculately presented home boasts a stylish interior and enjoys a convenient location in the popular Thorngrove Park development only a short walk from Wilmslow town centre and train station. Situated on a quiet cul-de-sac. Offered with No Chain.

- Well Proportioned Semi Detached Home
- Generous Rear Garden
- End of Cul-De-Sac location

- No Onward Chain
- Close to Local Transport Links
- Finished To a High Specification

£410,000

12 BURNSIDE CLOSE

Wilmslow



DESCRIPTION

Located within a popular cul-de-sac, this three bedroom contemporary home is finished to a high specification and makes an ideal property for first time buyers or the growing family. Internally the accommodation comprises an entrance hall with refitted downstairs WC, spacious living room with double doors to a modern conservatory and a stylish kitchen/diner with integrated appliances and a door leading to a separate utility room. Upstairs the main bedroom is of a good size with the added benefit of fitted wardrobes, the second bedroom opens into the third bedroom, which is currently being

used as an office/music room, and there is a stunning family bathroom. Externally there is parking to the front of the property for two cars and a further two allocated spaces at the end of the cul-de-sac for visitors, whilst to the rear there is a delightful landscaped garden mainly laid to lawn with a patio area and two useful sheds for outdoor storage.

LOCATION

Conveniently situated within walking distance 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 1EL
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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