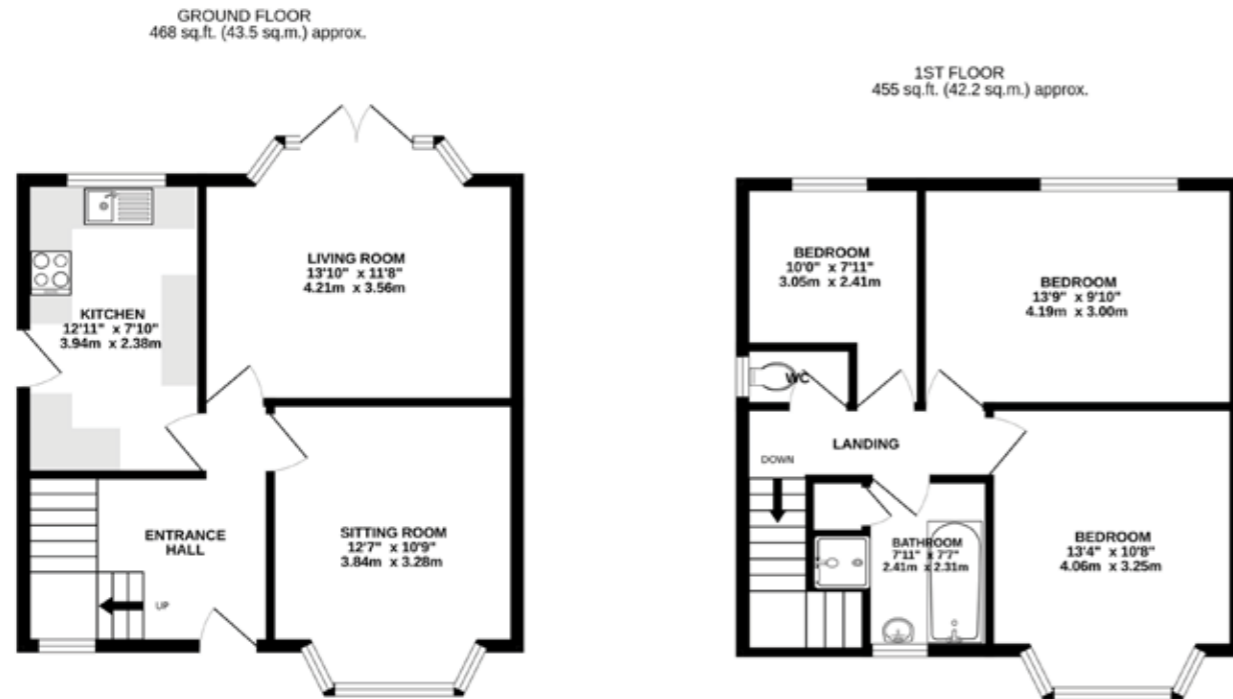


**12 RAVENSWOOD ROAD**  
 Wilmslow  
**£575,000**



**TOTAL FLOOR AREA : 923 sq.ft. (85.7 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**  
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THE AREAS LEADING ESTATE AGENCY

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 40, Alderley Road, WILMSLOW SK9 1NY  
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gascoignehalman.co.uk



**GASCOIGNE HALMAN**

Occupying a large private South facing plot, this attractive detached property boasts full planning permission to create a four bedroom, two bathroom family home, situated on a popular and quiet cul-de-sac in a prime South Wilmslow location.



- Attractive Bay-Fronted Detached Property
- Large Private South Facing Plot
- Full Planning Permission Granted For A Four Bedroom Two Bathroom Family Home
- Two Good-Size Reception Rooms

- Modern Breakfast Kitchen
- Long Sweeping Gravel Driveway
- South Facing Private Garden
- Quiet Cul De-Sac In A Prime South Wilmslow Location

£575,000

12 RAVENSWOOD ROAD

Wilmslow



We are pleased to offer this exciting opportunity to purchase a traditional bay-fronted detached property with full planning permission to extend to a four bedroom, two bathroom property in a sought after location. The property itself enjoys a large private plot and comprises internally; welcoming entrance hallway, good-size sitting room with attractive bay-window, rear living room again with an appealing bay-window and French doors opening to the rear garden as well as modern refitted breakfast kitchen with integrated appliances, breakfast bar and door access to the side of the property.

To the first floor there are three generous sized bedrooms, the main bedroom offering a large bay-window, being served by a refitted modern bathroom with both bath and separate shower facilities. Externally the property boasts a large private plot with a long sweeping gravel driveway providing ample off-road parking and space for the proposed side extension, generous lawned front garden with stocked borders and hedged boundaries whilst to the rear there is a good-size private South facing garden with flagged patio, gravel seating area and fenced boundaries. Planning Permission Reference Number is 23/4372M on the Cheshire East Council Planning Page with consent given

to create a four bedroom two bathroom family property with two reception rooms, dining kitchen, utility room and downstairs wc. Ask in branch for further details.  
**LOCATION**  
 The property is 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 local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and

thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.  
**DIRECTIONS**  
 Sat-Nav: SK9 6HL  
**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: E  
**VIEWING**  
 Viewing strictly by appointment through the Agents.

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



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