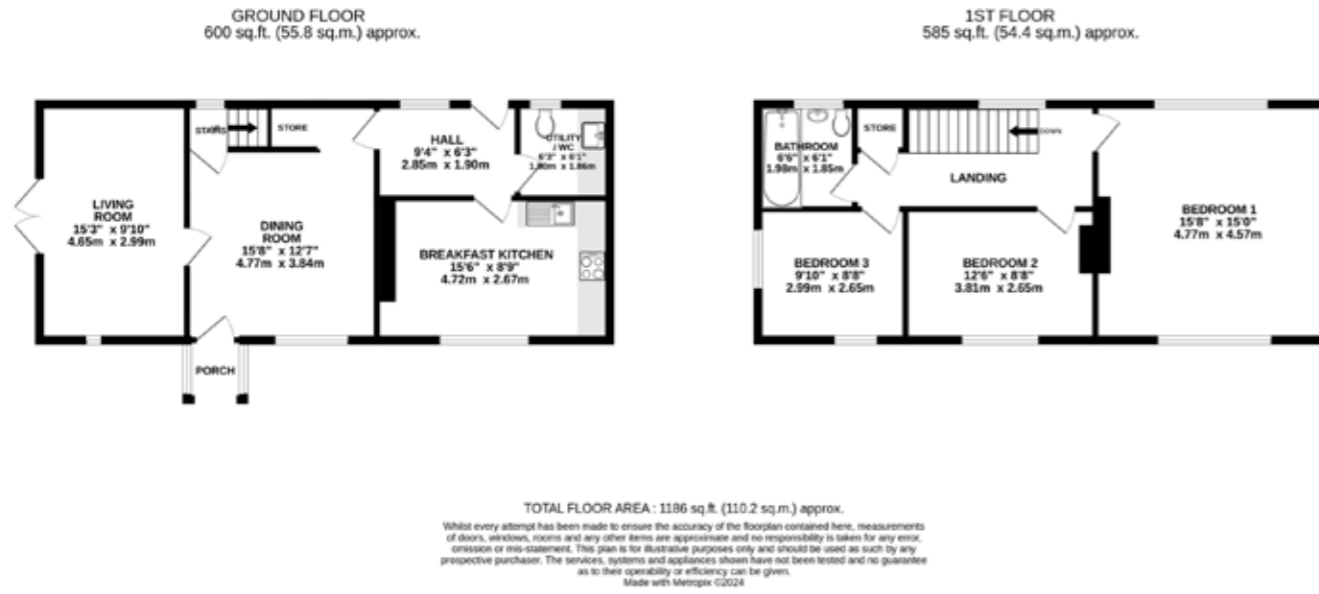


3 MOUNT PLEASANT
 Wilmslow
£375,000



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
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 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A charming Cheshire brick cottage occupies a generous private plot situated only a short walk to Wilmslow town centre and The Carrs Park, tucked away in a quiet, secluded position. The property boasts attractive original features, excellent living space and superb mature gardens offering tremendous potential to extend and develop further (subject to permissions). Sold with no vendor chain.

- Charming Cheshire Brick Cottage In Need Of Modernisation
- Set Within Beautiful Mature Grounds
- Attractive Original Features

- Three Double Bedrooms
- Two Large Reception Rooms
- Convenient Location Only A Short Walk To Wilmslow Town Centre

£375,000

3 MOUNT PLEASANT

Wilmslow



We are delighted to introduce this rare opportunity to purchase a stunning cottage style property offering bags of potential to enhance and add value. Situated on a quiet and popular road, it is only a short walk to Wilmslow town centre and local reputable schools. Internally the property retains many of its original features and offers generous living space whilst being in need of modernisation and cosmetic updating. The property has a gated entrance which leads to a York Stone pathway which is wide enough to create off-road parking and leads through blossom trees to the front porch. Internally the property comprises; entrance porch with slate tiled flooring leading through to a good-size

dining room, separate living room with French windows leading to the rear garden. In addition to the ground floor there is a good-size breakfast kitchen and rear hallway leading to a utility room with WC. To the first floor there are three double bedrooms, with the main bedroom being particularly impressive in size. All bedrooms are served by a family bathroom with three piece suite. Externally, the property enjoys a generous plot with attractive mature gardens to all sides with a large patio area, well stocked borders and a high degree of privacy. NB: extra land was purchased in 2010 so parking could be established on the property.

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 4AP

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: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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