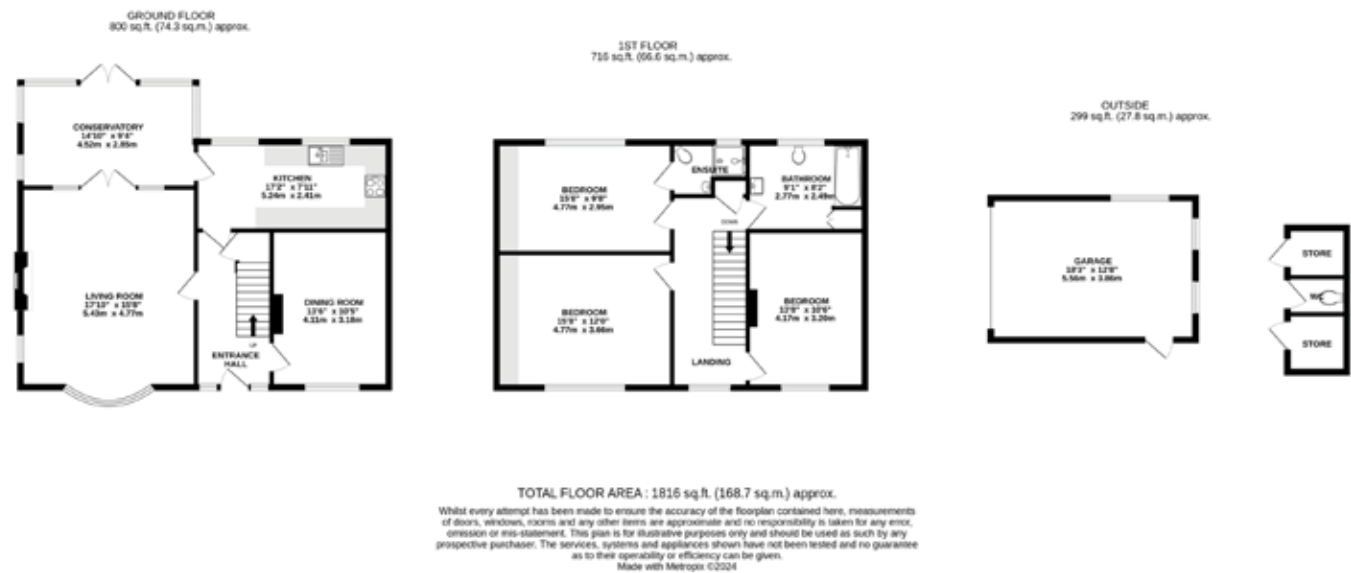


95 RACECOURSE ROAD
 Wilmslow
£600,000



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

gascoignehalman.co.uk



GASCOIGNE HALMAN

An attractive 'Cheshire Brick' double fronted cottage in need of modernisation, occupying a generous plot in a sought after location only a short walk to Wilmslow town centre. Three double bedrooms, two bath/shower rooms, West facing garden with off-road parking and detached garage.

- Attractive Cheshire Brick Double Fronted Cottage
- Sought After Location Close To Wilmslow Town Centre
- Three Double Bedrooms
- Two Refitted Bath/Shower Rooms
- Two Large Reception Rooms

- Generous West Facing Garden
- Off-Road Parking And Detached Garage
- Moments From Lindow Common And Gorsey Bank Primary School

£600,000

95 RACECOURSE ROAD

Wilmslow



DESCRIPTION

Situated on Racecourse Road only moments from Lindow Common and Gorsey Bank Primary school, this charming Cheshire Brick cottage style property offers superb scope to enhance, extend and add-value (subject to planning permission). Internally, the property offers a healthy 1816 Sq Ft and comprises an entrance hallway with useful understairs storage cupboard, front dining room, large separate living room with appealing bay-window, which leads to a large conservatory enjoying a Westerly aspect. A good-size fitted cottage style kitchen completes the ground floor accommodation.

To the first floor there are three generous double bedrooms, the main bedroom offering a modern en-suite shower room. A refitted family bathroom with contemporary tiling serves the other two bedrooms. Externally, the property enjoys a generous plot with off-road parking to the front, gated side access which leads to a good-size West facing garden with patio and lawned area as well as a further detached garage which can be accessed along the side of the property. The property is sold with no vendor chain.

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 5LW

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: F

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN