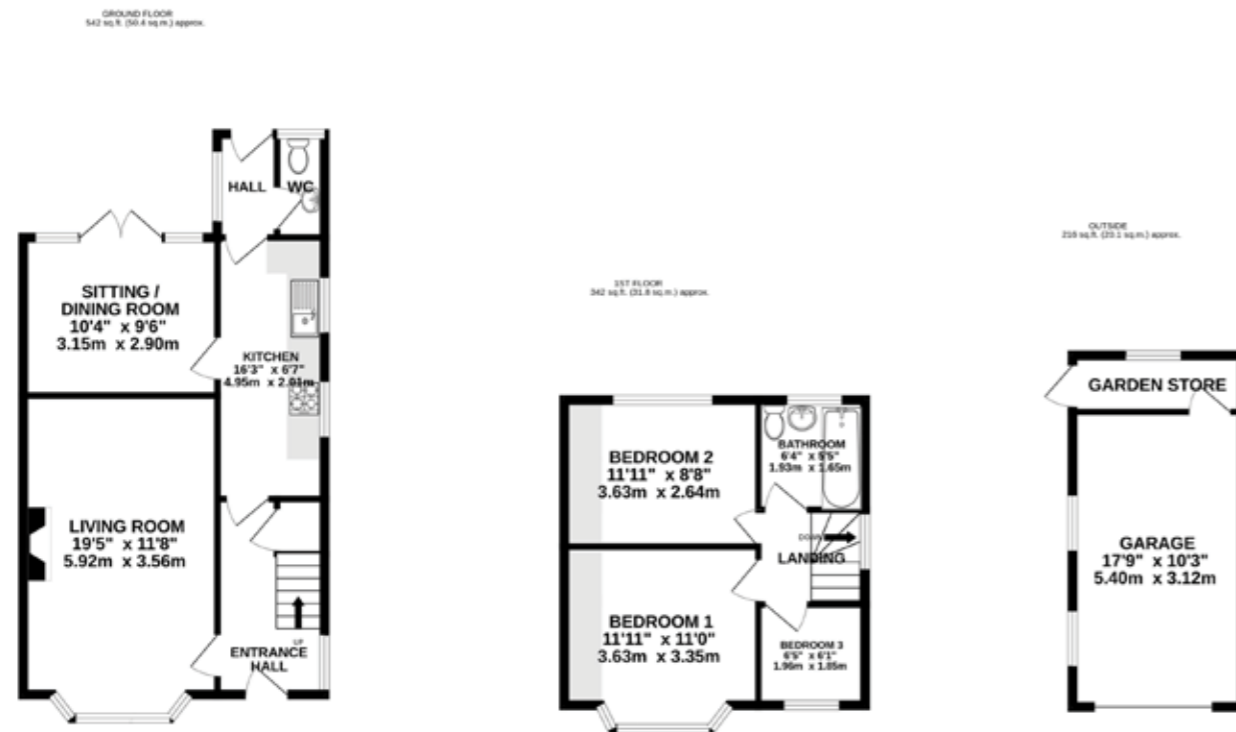
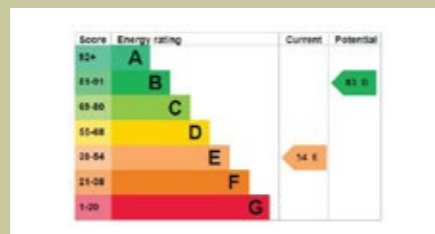


14 ALBANY ROAD
 Wilmslow
£450,000



TOTAL FLOOR AREA : 1101 sq. ft. (102.3 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
 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 well-maintained and thoughtfully extended semi-detached property boasting a large private plot situated in a prime South Wilmslow location moments from Ashdene Primary School. Offering three bedrooms, two reception rooms, superb South facing rear garden and detached garage with garden store..

- Attractive Bay-Fronted Semi-Detached Property
- Lovingly Maintained And Tastefully Extended
- 19ft Living Room With Bay-Window
- Three Bedrooms

- Two Reception Rooms
- Large South Facing Garden
- Garage And Adjoining Garden Store
- Prime South Wilmslow Location

£450,000

14 ALBANY ROAD

Wilmslow



We are delighted to introduce this attractive bay-fronted semi-detached property which has been lovingly maintained and extended by its previous owners to create a spacious property complemented by a superb large rear garden. Internally the property is in need of cosmetic updating and comprises; welcoming entrance hallway, large 19ft living room with attractive bay-window, good size fitted kitchen, separate sitting room with patio doors to the rear garden. In addition there is a rear lobby which gives access to the downstairs wc and door access to the rear garden. To the first floor there are three bedrooms including two large double bedrooms, both with fitted wardrobes, and

a further single bedroom. A bathroom with three piece suite serves all three bedrooms. Externally, to the front there is a small front lawn and a large driveway providing off-road parking for several cars and giving access to the detached garage. Gated side access leads to a superb large rear garden which enjoys a Southerly aspect, with patio area, door access to the garden store and a second patio area to the rear of the garage. The property enjoys a prime South Wilmslow location only moments from Ashdene Primary school as well as being within walking distance to Wilmslow town centre.

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 6LL

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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GASCOIGNE HALMAN