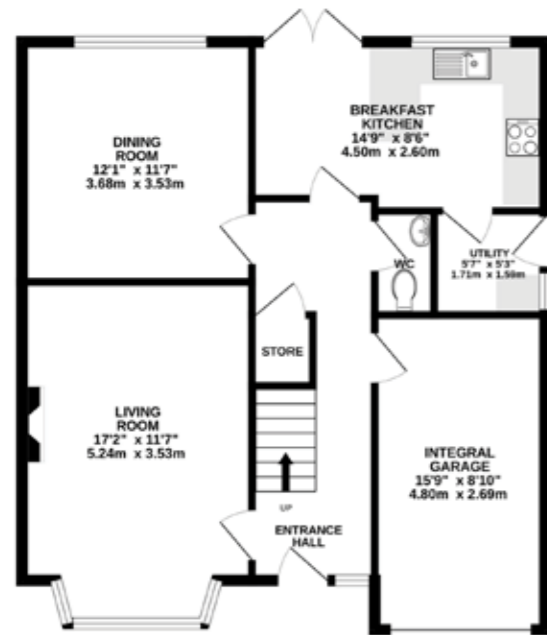
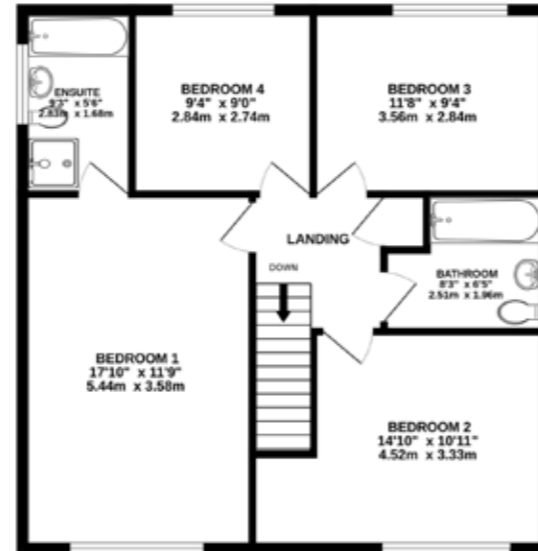


35 ALVESTON DRIVE
 Wilmslow
£590,000

GROUND FLOOR
 748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
 714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

A lovingly maintained detached family home boasting four generous bedrooms, two bathrooms, large living room and a private South East facing garden. Off-road parking and garage.

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Detached Family Home
- Four Good-Size Bedrooms
- Two Bathrooms Including An En-Suite To Main Bedroom
- 17 Ft Living Room With Bay-Window

- Breakfast Kitchen And Separate Dining Room
- Off-Road Parking And Integral Garage
- South East Facing Garden
- Popular Location Close To Amenities And Local Schools

£590,000

35 ALVESTON DRIVE

Wilmslow



DESCRIPTION

We are pleased to introduce this spacious family property which has been well-maintained and cared for by its current owners.

Internally the property offers a welcoming entrance hallway with access to the downstairs wc and useful storage, superb front living room measuring over 17ft in length with feature fireplace and attractive bay-window, separate dining room which enjoys pleasant views over the rear garden. In addition to the ground floor there is a fitted breakfast kitchen with access to a separate utility room and door access to the rear garden.

To the first floor there are four good-size bedrooms including a very large principal bedroom which benefits from its own en-suite bathroom. A family bathroom with three piece suite serves the remaining bedrooms.

Externally, to the front of the property there is a driveway providing off-road parking for two cars fronting the integral garage, a front lawn and stocked borders with gated side access leading to a delightful South East facing rear garden with patio area, well-stocked borders and a good degree of privacy.

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 2GA

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



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