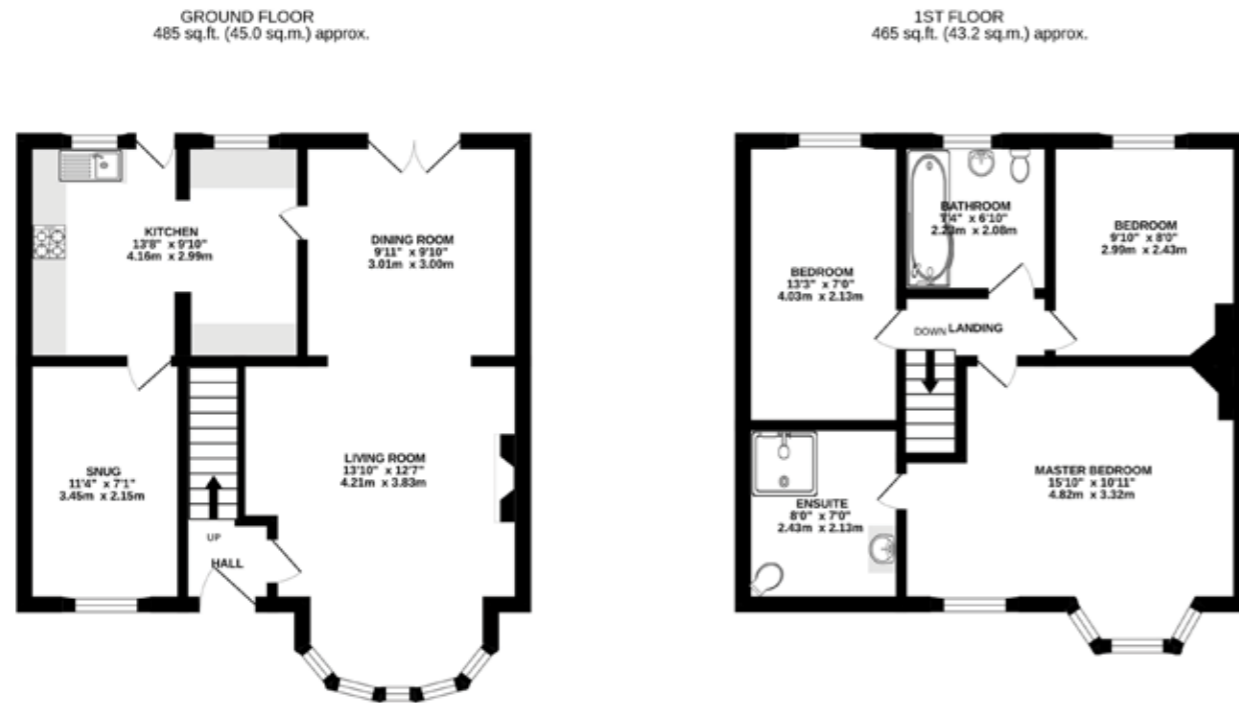


**1 THE CIRCUIT**  
 Wilmslow  
**£475,000**



**TOTAL FLOOR AREA: 950 sq.ft. (88.2 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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THE AREAS LEADING ESTATE AGENCY

A beautifully presented and deceptively spacious semi-detached property boasting three double bedrooms, two bathrooms, superb living space with three reception rooms and a private walled rear garden. Situated on a quiet cul-de-sac in South Wilmslow close to local reputable schools.

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

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

- Traditional Semi-Detached Property
- Spacious And Well-Presented Accommodation
- Three Double Bedrooms
- Two Modern Bathrooms Including An En-Suite To The Main Bedroom

- Three Reception Rooms
- Private Walled Garden
- Prime South Wilmslow Location
- Useful Home Office/Snug

**£475,000**

**1 THE CIRCUIT**

Wilmslow



**DESCRIPTION**

This traditional semi-detached property offers well-presented and versatile accommodation with the added benefit of two modern bathrooms and spacious bedrooms.

Internally the property is presented to a high standard and comprises; welcoming entrance hallway opening to a good-size living/dining room with feature bay-window, feature fireplace and separate dining area. In addition there is a useful snug/home office with fitted media unit, whilst to the rear of the ground floor there is a generous sized fitted kitchen which gives door access to the rear garden.

To the first floor there are three double bedrooms (two with fitted wardrobes) including a particularly large main bedroom with dual windows and a modern en-suite shower room. A stylish modern family bathroom with three piece suite and attractive tiling serves the remaining two bedrooms.

Externally to the front there is good-size driveway providing off-road parking for two cars whilst to the rear there is a delightful rear garden with patio area, walled boundaries and a high degree of privacy.

The property enjoys a popular and convenient location close to local amenities, reputable primary schools and nearby countryside walks.

**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 6DA

**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**