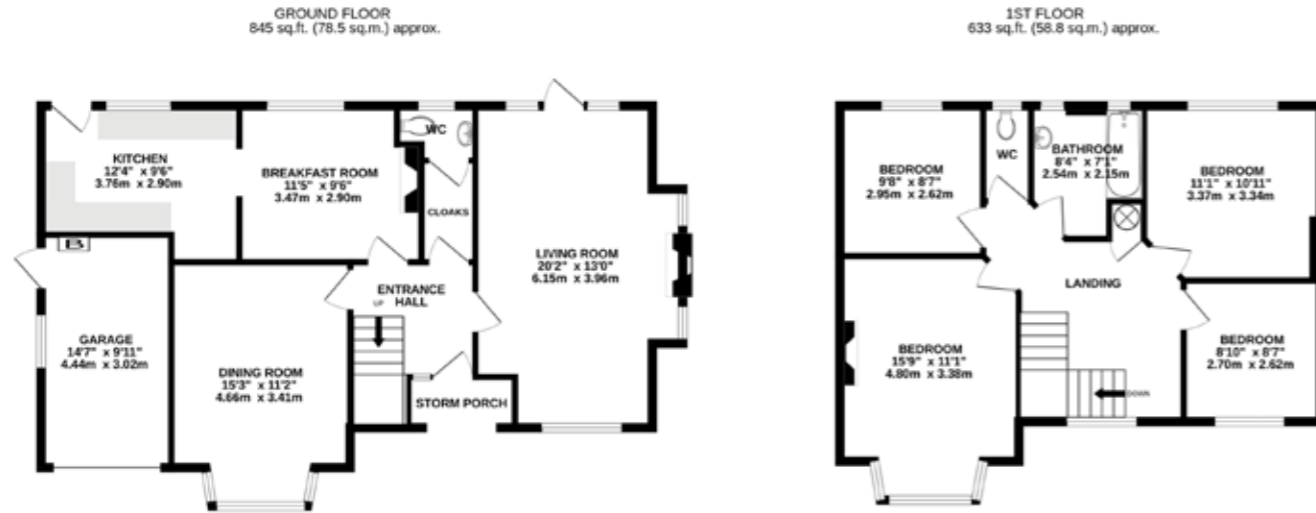


25 WOODLANDS ROAD
Handforth
£675,000



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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.
Made with floorplan 12024



NOTICE
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THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

A handsome 1930's detached family residence offering four bedrooms, three reception rooms and a stunning large landscaped garden. The property enjoys a convenient location within walking distance to Handforth village and train station as well as walking distance to Handforth Dean shopping complex.

- Attractive 1930's Detached Family Home
- Attractive And Quiet Tree Lined Location
- Stunning Landscaped Rear Garden
- Four Bedrooms
- Three Reception Rooms

- Superb Potential To Extend And Develop Further (Subject To Permissons)
- Off-Road Parking And Garage
- Walking Distance To Handforth Village, Train Station And Handforth Dean

£675,000

25 WOODLANDS ROAD

Handforth



This 1930's detached property enjoys a leafy tree lined location and boasts attractive elevations complemented by a superb large rear garden. Internally the property offers an appealing blend of original features and modern comforts whilst boasting a healthy 1478 Sq ft and comprises; welcoming entrance hallway with useful cloaks room and downstairs wc, good-size living room with inglenook and garden views, separate dining room with attractive bay-window. In addition there is a pleasant breakfast room with original feature stove and leads through to the fitted kitchen giving excellent potential to create a large dining kitchen. (subject to permissions).

To the first floor there is a large landing with attractive feature window, four bedrooms and a family bathroom with three piece suite and separate wc. The property also comes with a large loft which could potentially be converted subject to the relevant permissions. Externally to the front there is a driveway providing off-road parking and access to the single garage with an attractive front garden and well stocked borders. Gated side access then leads to the simply superb landscaped rear garden which offers a patio, manicured lawn and well stocked borders which give a good degree of privacy.

LOCATION

Located close to the centre of Handforth which provides for most day to day shopping requirements, with the nearby town of Wilmslow and the superstore developments catering for more comprehensive shopping needs and including a number of large retail outlets including John Lewis, Marks and Spencer, Sainsburys, Tesco's etc. Commuting from Handforth is convenient with the nearby motorway network and the by-pass link. Manchester International Airport is within a short drive and Handforth railway station is within walking distance.

DIRECTIONS

Sat-Nav: SK9 3AU

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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GASCOIGNE HALMAN