



**GASCOIGNE
HALMAN**

26 BOURNE STREET, WILMSLOW SK9 5HD

THE AREAS LEADING ESTATE AGENT



26 BOURNE STREET, WILMSLOW SK9 5HD

£850,000

A stylish and tastefully extended 'Cheshire Brick' detached property occupying a large private plot ideally located only moments from Wilmslow town centre.

- Attractive Cheshire Brick Detached Property
- Home Office And Downstairs WC
- Three Double Bedrooms
- Two Modern Bathrooms
- Superb Extended Family Room With Bi-Fold Doors
- Refitted Kitchen With Central Island And Stone Floor
- Stunning And Private West Facing Garden With Detached Garage
- Ideal Location Moments From Wilmslow Town Centre





We are delighted to introduce this attractive detached family home which has been thoughtfully extended and improved over recent years.

Internally the property comprises a welcoming entrance hallway with solid wood flooring and refitted downstairs wc, good-size study/home office, generous living room again with solid wood flooring, American shutters and multi-fuel log burning stove opening to a superb extended family room with Velux windows and bi-folding doors opening to the rear garden. A refitted kitchen with travertine tiled floor, central island, integrated appliances and a dining area leads through to a separate utility room which gives door access to the outside and completes the ground floor accommodation.

To the first floor there are three large double bedrooms, the main bedroom coming with dual aspect windows and bedroom two coming with a modern en-suite shower room with travertine tiling, in addition there is a refitted contemporary family bathroom which serves the remaining two bedrooms.

Externally the property boasts high hedges to the front giving ultimate privacy along with the substantial Indian Stone driveway which provides parking for multiple cars and gives access to the detached garage. To the rear there is a large private West facing garden which enjoys the afternoon and evening sunshine with composite decked patio, perfect for Al fresco dining with outdoor lighting, power and electric heating.

The property enjoys a large and wide plot giving excellent potential to extend further (STPP) and is ideally located moments from Wilmslow town centre, Gorsey Bank Primary School and Lindow Common.

LOCATION

The property is conveniently situated within walking distance of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thence to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

DIRECTIONS

Sat-Nav: SK9 5HD

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.

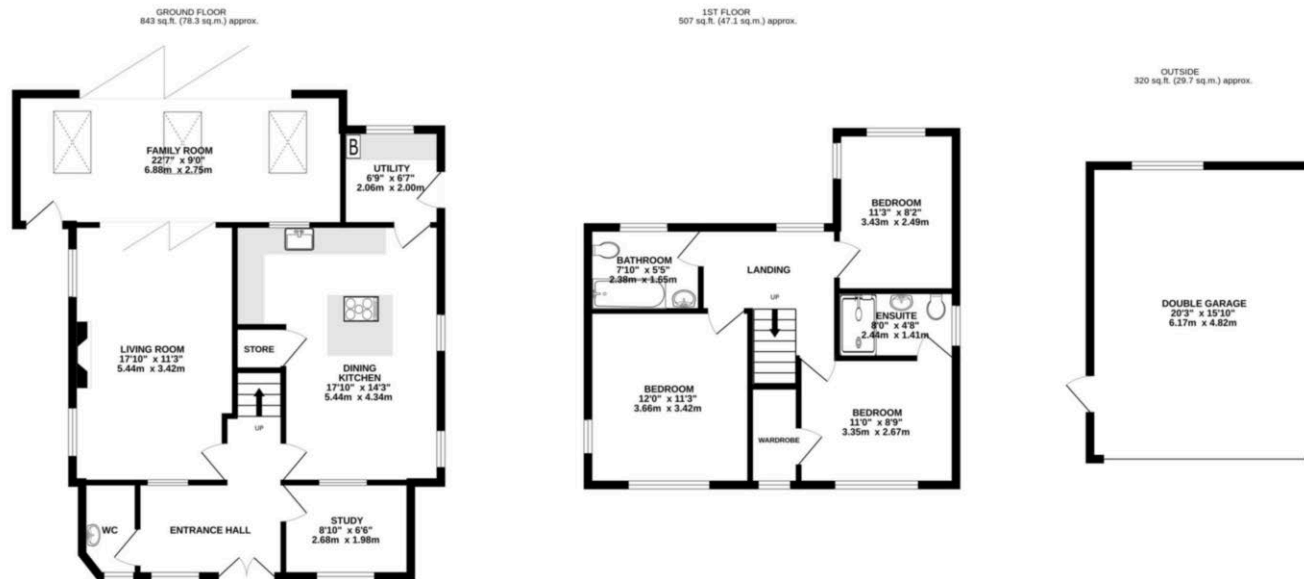
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN AND EPC



TOTAL FLOOR AREA: 1670 sq.ft. (155.1 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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