



**GASCOIGNE  
HALMAN**

10 STATION ROAD, STYAL SK9 4JW

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THE AREAS LEADING ESTATE AGENT



## 10 STATION ROAD, STYAL SK9 4JW

£425,000

**A beautifully presented modern property offering spacious and stylish accommodation situated in the heart of Styal Village close to local amenities and train station.**

- Beautifully Presented Modern End Mews Property
- Immaculate Presentation Throughout
- Refitted Kitchen With Quartz Work Surfaces
- Light And Airy Living/Dining Room With French Doors
- Two Stylish Tissino Bathrooms With Mandarin Stone Tiling
- Delightful South Facing Private Garden
- Secure Underground Parking
- Convenient Location In Styal Village Close To Train Station



Introducing this delightful modern property situated moments from the heart of Styal Village and train station, boasting immaculate accommodation and secure private parking.

Internally the property has been refurbished over recent years by its current owners to a very high standard throughout and comprises a welcoming entrance hallway with downstairs wc, refitted contemporary kitchen with Quartz worktops and integrated appliances as well as giving access to the separate utility room attached which also offers Quartz Worktops and space for white goods. A large light and airy living/dining room with Victorian style shutters and French doors opening to the South facing garden completes the ground floor accommodation.

To the first floor there are three bedrooms with the main bedroom boasting a refitted Tissino en-suite shower room and the remaining two bedrooms being served by a refitted stylish Tissino bathroom with Mandarin Stone tiling.

Externally the property has a private gated frontage whilst to the rear it boasts private secure underground parking for two cars and a delightful South facing courtyard style garden with a high degree of privacy and well stocked borders

The property has the added benefit of new internal fire proof doors and a new central heating system.

There is a service charge of £1,029 p.a. (subject to verification by solicitors).

#### **LOCATION**

The property is situated in the attractive village of Styal which offers a village store, restaurant and village pub. Within easy access is Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. Styal village also has a railway station. Access to the North West motorway network is within a short drive as is Manchester International Airport.

#### **DIRECTIONS**

Sat-Nav: SK9 4JW

#### **TENURE**

Leasehold for 999 years from 01/01/2003 with a ground rent of £219 p.a. (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.

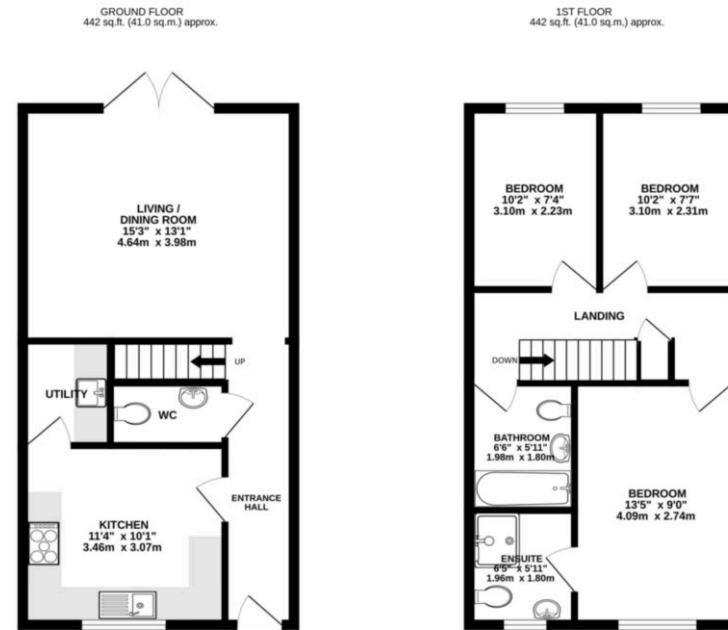
#### **LOCAL AUTHORITY**

Cheshire East. Property Band: D

#### **VIEWING**

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, conventional floor 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 a guide only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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