



**GASCOIGNE
HALMAN**

27 MOSS LANE, STYAL SK9 4LF

THE AREAS LEADING ESTATE AGENT



27 MOSS LANE, STYAL SK9 4LF

£859,950

A spacious 1930's detached family home set within a generous, private South facing plot with four bedrooms and three modern bathrooms.

- Spacious 1930's Detached Family Residence
- Generous South Facing Plot
- Four Double Bedrooms
- Three Modern Bathrooms Including Two En-Suites
- Large Main Bedroom With Juliet Balcony And Stylish En-Suite
- Two Good-Size Reception Rooms



Boasting a superb large plot with open aspect views behind, this thoughtfully extended detached residence offers well-presented and spacious accommodation measuring a healthy 2063 Sq ft.

Internally the property comprises; welcoming entrance hallway with wooden flooring, useful storage and access to one of the garages, front dining room with feature fireplace with double doors opening to a superb large living room which again offers an attractive feature fireplace and contemporary sliding doors opening to the rear garden. A refitted cottage style breakfast kitchen with natural stone flooring, garden views and extended breakfast area with French doors leading to the rear garden completes the ground floor accommodation.

To the first floor there are four double bedrooms, the main bedroom being particularly large in size with fitted wardrobes, a stylish en-suite bathroom with free-standing bath tub and separate shower as well as a Juliet balcony which gives impressive views over the extensive gardens. Bedroom two also comes with a refitted modern en-suite bathroom and a range of fitted wardrobes. In addition there is a refitted contemporary family bathroom which serves the remaining two bedrooms.

Externally to the front there is a long sweeping driveway providing ample off-road parking and access to both garages with a good-size lawned garden and stocked borders. To the rear there is an impressive South facing garden with flagged patio area, well stocked borders and enjoys adjoining open fields behind.

The property enjoys a convenient location close to Styal Village centre, local amenities and excellent transport links for the commuter.

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 4LF

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. Septic tank drainage.

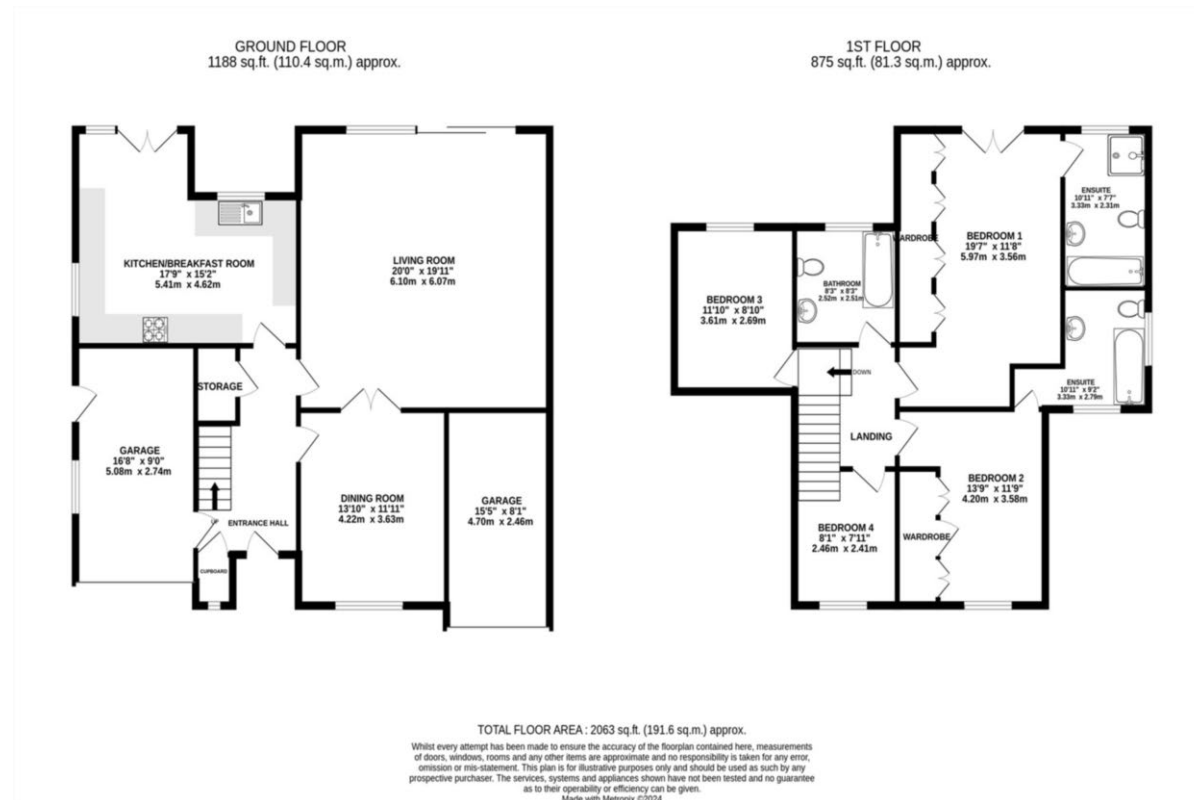
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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