



**GASCOIGNE  
HALMAN**

4 WELTON DRIVE, WILMSLOW SK9 6HF

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THE AREAS LEADING ESTATE AGENT



## 4 WELTON DRIVE, WILMSLOW SK9 6HF

£675,000

**A beautifully presented 1930's semi-detached property boasting stylish and immaculate accommodation over three floors with four bedrooms, impressive dining kitchen and a private, landscaped South facing garden. Situated in a prime South Wilmslow location close to reputable schools.**

- Attractive 1930's Bay-Fronted Semi-Detached Property
- Immaculate Presentation Over Three Floors
- Four Bedrooms And Two Bathrooms
- Extended Principal Bedroom With Stylish En-Suite
- Superb Extended Breakfast Kitchen With Family Room
- Private Landscaped South Facing Garden
- Off-Road Parking
- Prime South Wilmslow Location Close To Reputable Primary Schools





We are delighted to introduce this superb 1930's bay-fronted semi-detached property which has been tastefully extended and improved over recent times to create a stylish and spacious property.

Internally the accommodation is set over three floors and boasts a healthy 1642 sq ft and comprises: storm porch opening to a welcoming entrance hallway with wooden flooring, giving access to the downstairs wc and separate utility room. In addition to the ground floor there is a cosy sitting room with refitted fireplace and feature bay-window, separate dining room which is generous in size and boasts bi-fold doors and opens to the superb extended breakfast kitchen with central island and breakfast bar, integrated appliances and Velux windows. The kitchen flows through to an impressive family room which offers bi-fold doors and completes the ground floor accommodation.

To the first floor there are three bedrooms including an extended principal bedroom which is particularly large in size and offers a stylish refitted en-suite. In addition there are two further bedrooms including a large double bedroom with feature bay-window and a single bedroom perfect for a nursery or home office. A family bathroom with three piece suite completes the first floor.

Stairs then lead up to the second floor which offers a good-size double bedroom with useful fitted storage which could be converted to an en-suite (subject to permissions).

Externally, to the front there is an attractive walled frontage with lawned garden and spacious driveway providing ample off-road parking whilst to the rear there is a superb landscaped South facing garden with Indian Stone patio, lawned garden and a high degree of privacy.

Sought after South Wilmslow location close to both Lindow and Ashdene Primary schools and within walking distance to Wilmslow town centre.

#### **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 6HF

#### **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.

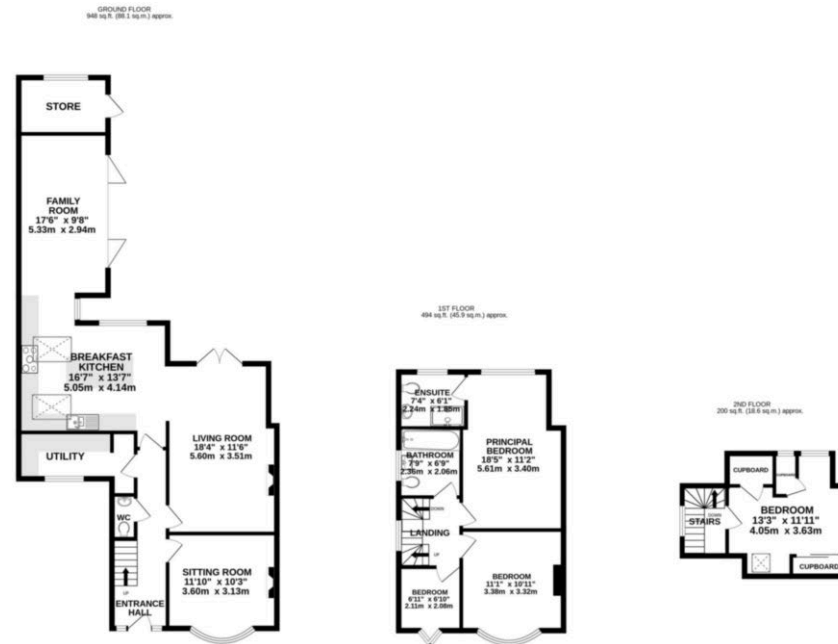
#### **LOCAL AUTHORITY**

Cheshire East. Property Band: D

#### **VIEWING**

Viewing strictly by appointment through the Agents.

## FLOORPLAN



TOTAL FLOOR AREA: 1642 sq ft. (152.5 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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