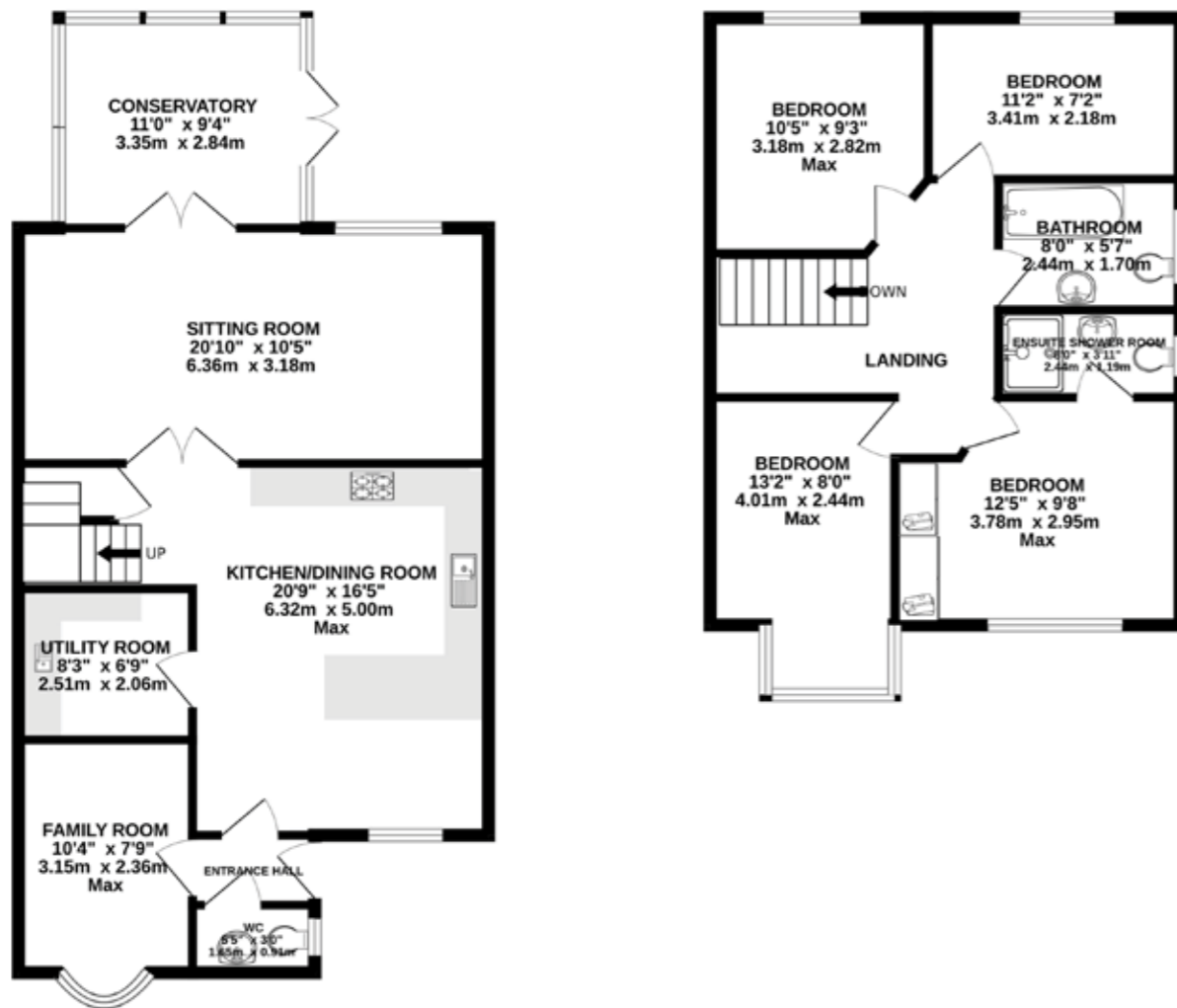


**8 FIELDHEAD ROAD**  
 Wilmslow  
**£485,000**



TOTAL FLOOR AREA: 1329 sq. ft. (123.5 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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THE AREAS LEADING ESTATE AGENCY

A spacious and well-presented semi-detached property boasting four double bedrooms, two modern bathrooms, large dining kitchen and a South Easterly facing garden. Situated on a quiet and popular cul-de-sac close to local amenities and excellent transport links.

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

gascoignehalman.co.uk



**GASCOIGNE HALMAN**



- Spacious Semi-Detached Property
- Four Double Bedrooms
- Two Modern Bathrooms And Downstairs WC

- Large Dining Kitchen
- Main Bedroom With En-Suite And Fitted Wardrobes
- South Easterly Facing Garden

**£485,000**

**8 FIELDHEAD ROAD**

Wilmslow



This deceptively spacious semi-detached property offers spacious and versatile accommodation perfect for first time buyers or the growing family.

Internally the property comprises; entrance hallway with access to the refitted downstairs wc and useful family room, large dining kitchen with breakfast bar, dining area and access to the separate utility room. To the rear of the ground floor there is a large living room which also gives access to the conservatory.

To the first floor there are four double bedrooms, with the main bedroom offering a modern en-suite shower room and a range of fitted wardrobes. A refitted contemporary family bathroom serves the remaining three bedrooms.

Externally, to the front there is a driveway providing off-road parking whilst to the rear there is a good-size South East facing garden with raised wooden decked patio and fenced boundaries.

#### 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 2NJ

#### TENURE

Leasehold for 999 years from 29/09/1977 with a ground rent of £30 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.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**