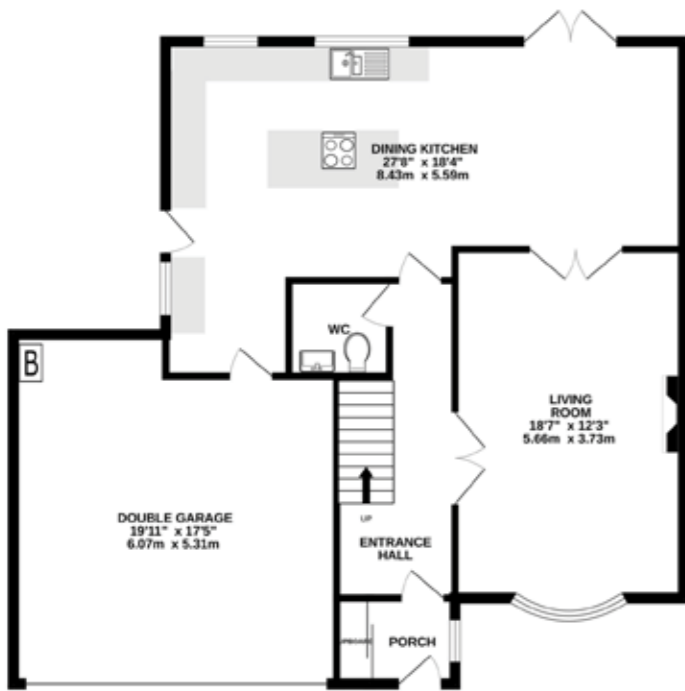
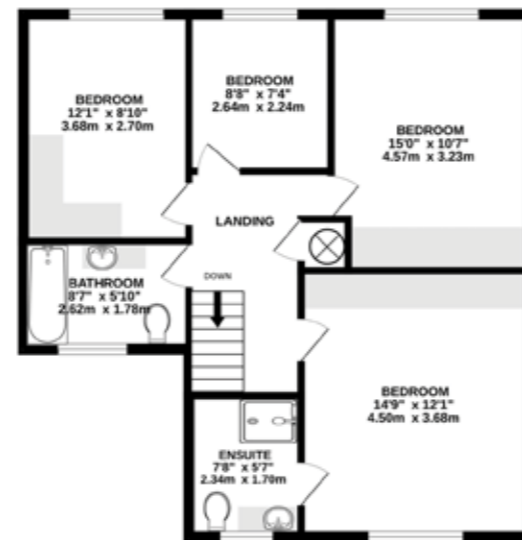


4 MAINWARING DRIVE
 Wilmslow
£600,000

GROUND FLOOR
 1050 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
 669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 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.
 Made with Metropix ©2024



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.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

An attractive modern detached family home boasting stylish and well-presented accommodation with four generous bedrooms, two contemporary bathrooms and a superb dining kitchen. Situated on a quiet and popular cul-de-sac within walking distance to Wilmslow town centre and train station.

- Modern Detached Family Residence
- Well-Presented And Spacious Accommodation
- Four Generous Bedrooms
- Two Stylish Bathrooms

- Superb Dining Kitchen With Central Island
- Double Garage
- Landscaped Rear Garden With Indian Stone Patio
- Walking Distance To Wilmslow Town Centre

£600,000

4 MAINWARING DRIVE

Wilmslow



This beautifully presented detached property offers modern open-plan living with high quality fittings and an attractive private rear garden. Internally the property boasts 1719 sq ft and comprises; entrance porch with fitted storage cupboard opening to a welcoming entrance hallway with attractive oak staircase with glass balustrade as well as giving access to the refitted downstairs wc. To the front of the ground floor there is a large living room with bay-window and feature fireplace with double doors opening to a superb open-plan dining kitchen which offers a central island, tiled flooring, granite work surfaces, integrated appliances and French doors opening to the rear garden. A large double garage which can be accessed via the kitchen gives superb

potential for further conversion and completes the ground floor. To the first floor there are four good-size bedrooms, the three largest rooms all offering a range of fitted wardrobes and the main bedroom boasting a stylish en-suite shower room. In addition there is a refitted contemporary family bathroom with attractive tiling and three piece suite. Externally, to the front there is an Indian Stone driveway providing off-road parking for two cars and access to the double garage, a front lawn and gated side access which leads to a delightful private landscaped garden with Indian stone pathway and patio for Al fresco dining, stocked borders and a high degree of privacy. The property enjoys a quiet yet convenient location only

0.8 miles to Wilmslow town centre and within easy walking distance to the train station.
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 2QD
TENURE
 Leasehold for 999 years from 29/09/1977 with a ground rent of £50 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: F
VIEWING
 Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN