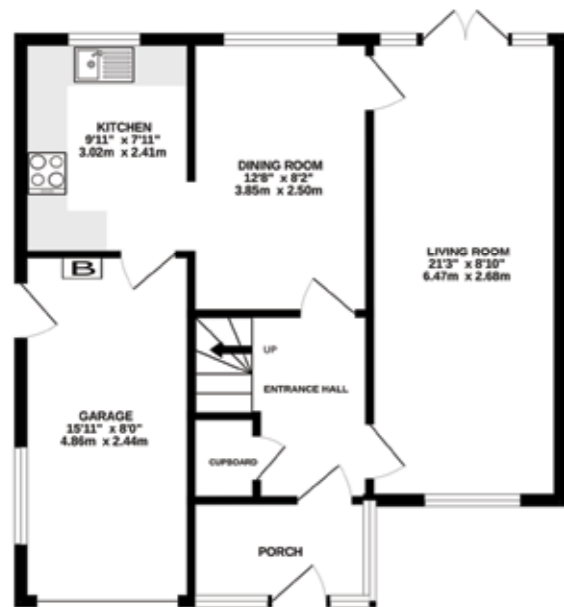


77 DEAN DRIVE
 Wilmslow
GUIDE PRICE
£500,000

GROUND FLOOR
 601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
 433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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

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

gascoignehalman.co.uk



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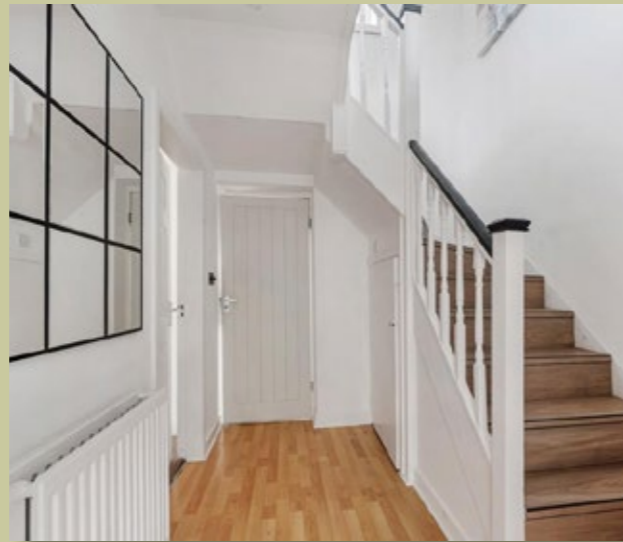
A detached property on a corner plot boasting three generous bedrooms, two reception rooms, private rear garden and ample off road parking with garage. Situated on a popular residential road close to local amenities and schools.

- Modern Detached Family Home
- Three Good Sized Bedrooms
- Two Separate Reception Rooms

- Recently Renovated Family Bathroom
- Driveway Parking Plus Garage
- Spacious Corner Plot

GUIDE PRICE
£500,000

77 DEAN DRIVE
Wilmslow



Situated on a popular residential road, this detached family home offers spacious accommodation with scope to extend (subject to permissions). Internally the property comprises a welcoming entrance hallway, large living room with double doors leading to the rear garden, a separate dining room which sits conveniently next to the fitted kitchen making it ideal for conversion into a larger dining kitchen. To the first floor there are three good-size bedrooms, all served by a refitted contemporary tiled family bathroom. The loft is boarded for additional storage.

Externally, to the front of the property there is a spacious driveway with ample parking which gives access to the integral garage with side access leading to the good-size private rear garden, mainly laid to lawn with mature borders. Please note: planning permission has been granted for single storey front and side extensions (Application No: 23/3791M East Cheshire planning portal).

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. 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 2EY

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: E

VIEWING

Viewing strictly by appointment through the Agents.

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



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