

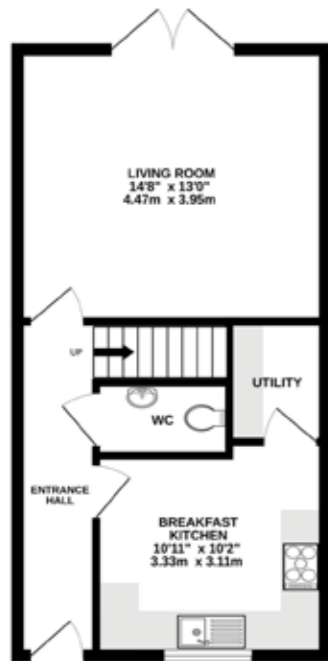
18 STATION ROAD

Styal

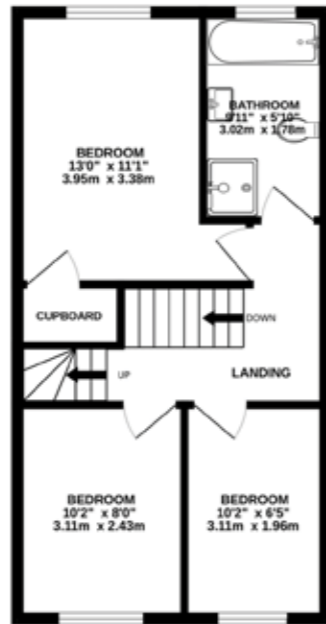
£400,000



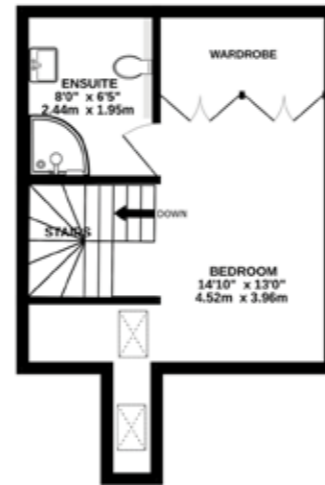
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
252 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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

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GASCOIGNE HALMAN

A fantastic four bedroom, two bath/shower room townhouse, offering both good living space on the ground floor coupled with ample bedrooms to the upper floors and situated within the attractive village of Styal.

- Modern Mid Mews Property
- Four Bedrooms and Two Bathrooms
- Well Proportioned Accommodation Over Three Floors

- Secure Underground Parking Spaces
- Landscaped Patio Garden
- Styal Village Location

£400,000

18 STATION ROAD

Styal



Located close to the conservation area in the delightful village of Styal, this well proportioned, four bedroom home is close to some fantastic walking spots and also The National Trust's Quarry Bank Mill. The house itself offers a well proportioned accommodation over three floors, whilst also benefiting from four bedrooms and plenty of storage throughout the house. The accommodation comprises an entrance hall, downstairs WC, a dining kitchen leading through to utility and a spacious living room to the rear with doors out to rear courtyard garden.

To the first floor there are three bedrooms and a family bathroom, whilst to the second floor there is a good sized principal bedroom with en-suite shower room, built-in wardrobes and eaves storage. Externally, the delightful courtyard garden has been landscaped for ease of maintenance. There are also additional communal lawned areas. The property also benefits from two parking spaces in the underground secure car park on site. The current service charge is £1,029 p.a. (subject to verification by solicitors).

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 4JW

TENURE
Leasehold for 999 years (less 1 day) from 01/01/2003 with a ground rent of £219 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: E

VIEWING
Viewing strictly by appointment through the Agents.

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



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