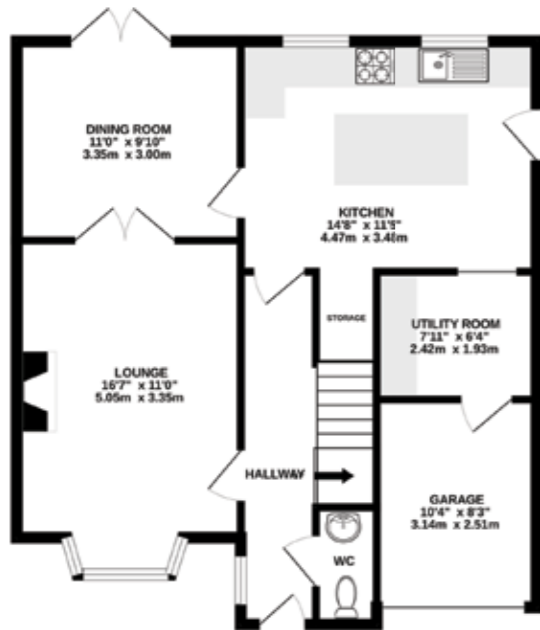
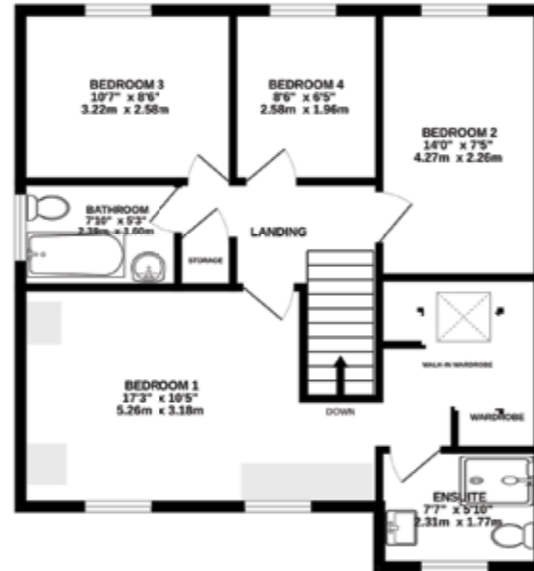


**21 ALVESTON DRIVE**  
 Wilmslow  
**OFFERS AROUND**  
**£585,000**

**GROUND FLOOR**  
 693 sq.ft. (64.4 sq.m.) approx.



**1ST FLOOR**  
 657 sq.ft. (61.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1350 sq ft (125.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**NOTICE**  
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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



**GASCOIGNE HALMAN**

A spacious four bedroom detached property situated on the popular Villas development, offering a convenient location with good access to the A34 and within easy reach of Wilmslow town centre.



- DETACHED FAMILY HOME ON THE POPULAR VILLAS DEVELOPMENT
- FOUR SPACIOUS BEDROOMS
- MODERN REFITTED BREAKFAST KITCHEN WITH SEPARATE UTILITY

- NEARBY ACCESS TO THE A34 AND CLOSE TO LOCAL SUPERMARKETS
- PRINCIPAL BEDROOM WITH REFITTED EN-SUITE AND WALK-IN WARDROBE
- PRIVATE LAWNED REAR GARDEN WITH PATIO

**OFFERS AROUND  
£585,000**

**21 ALVESTON DRIVE**

Wilmslow



We are pleased to introduce this spacious detached family property which has been well-maintained and cared for by its current owners. Internally the property offers a welcoming entrance hallway with access to the downstairs wc, good sized front living room with feature fire surround, attractive bay window and double doors leading to a separate dining room which benefits from double doors to the rear garden. In addition to the ground floor there is an attractive refitted breakfast kitchen with central island and access to a separate utility room which has a door to the storage garage.

To the first floor there are four good-size bedrooms including a large principal bedroom which benefits from its own refitted en-suite shower room and a good sized walk-in wardrobe. A family bathroom with three piece suite serves the remaining bedrooms. Externally, to the front of the property there is a driveway providing ample off-road parking fronting the integral storage garage and a front lawn with well stocked border, whilst to the rear there is a mainly lawned garden with patio area.

**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 large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

**DIRECTIONS**

SAT-NAV : SK9 2GA

**TENURE**

Leasehold for 999 years from 01/01/1994 with a ground rent of £120 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



gascoignealman.co.uk

**GASCOIGNE HALMAN**