

20 SIMPSON STREET
 Wilmslow
£425,000

GROUND FLOOR
 498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
 398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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.
 Made with Metaplan 02024



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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

A beautifully presented two bedroom terrace home with off road parking situated in the heart of Wilmslow close to local amenities and schools.

- Period Mid Terrace Property
- Two Separate Reception Rooms
- Two Double Bedrooms & Two Bath/Shower Rooms

- Driveway Parking & Private Rear Garden
- Beautifully Presented Throughout
- Central Wilmslow Location

£425,000

20 SIMPSON STREET

Wilmslow



This desirable terrace house is in an ideal location in central Wilmslow with off road parking and a private rear garden. The ground floor accommodation includes an entrance porch area, leading into the well proportioned living room with a feature fireplace and large window to the front aspect. A dining room to the rear leads through to the fully fitted kitchen with integrated appliances and access to the rear garden. To the first floor there are two good sized double bedrooms. The large bedroom to the rear leads through to a bathroom, while the front bedroom is serviced by a modern fitted shower room which completes the first

floor accommodation. Externally, to the front of the property there is a driveway which provides off road parking and to the rear there is a good size enclosed garden. **LOCATION** The property is 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 local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a

short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thence to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area. **DIRECTIONS** Sat-Nav: SK9 5EZ

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: D **VIEWING** Viewing strictly by appointment through the Agents.

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



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