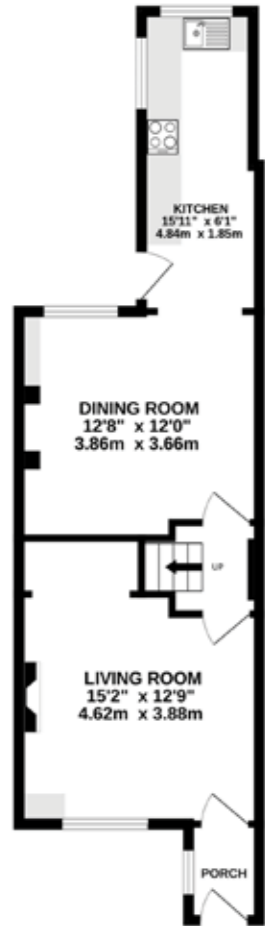


38 NURSERY LANE
 Wilmslow
£499,950



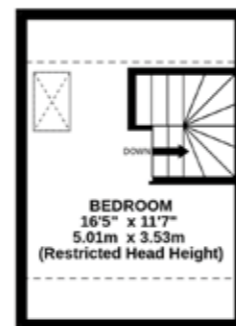
GROUND FLOOR
 456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
 340 sq.ft. (31.6 sq.m.) approx.



2ND FLOOR
 191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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.
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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

An attractive period property boasting beautifully presented and stylish accommodation complemented by a large South West facing garden, situated on a highly sought after road moments from Wilmslow town centre and local amenities.

- Attractive Victorian Property
- Prime South Wilmslow Location
- Refurbished To A High Standard Throughout
- Stylish And Modern Interior

- Two Large Reception Rooms
- Refitted Kitchen And Bathroom
- Off-Road Parking
- Large South Westerly Facing Garden

£499,950

38 NURSERY LANE

Wilmslow



This superb Victorian property offers a rare chance to purchase a stylish period home situated on the ever popular 'Nursery Lane' in South Wilmslow only a short walk to Wilmslow town centre as well as a stone's throw from Chapel Lane with its array of independent shops and amenities. Internally the property has undergone an extensive programme of refurbishment and remodelling with high quality fittings to create a stunning home throughout. The accommodation at ground floor level comprises an entrance porch opening to a good-size living room with contemporary feature fireplace and useful storage alcove. o the rear of the ground floor there is a large dining room

again with fitted storage and opening to a stylish refitted shaker style kitchen with integrated appliances and door access leading to the rear garden. To the first floor there are two bedrooms, with the main bedroom being particularly large in size with fitted storage cupboard/wardrobe, and both are served by a refitted modern family bathroom. To the second floor there is a further double bedroom with Velux window. Externally to the front there is a driveway providing off-road parking whilst to the rear there is a large private South West facing garden with patio area, perfect for Al fresco dining.

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 5JQ

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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GASCOIGNE HALMAN