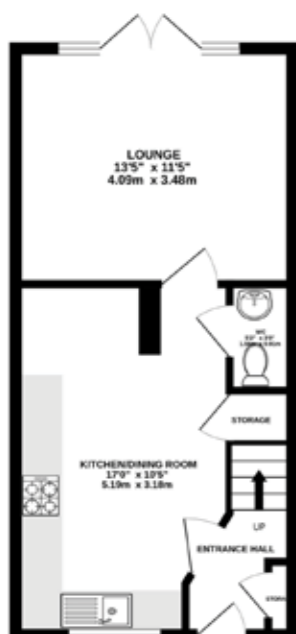
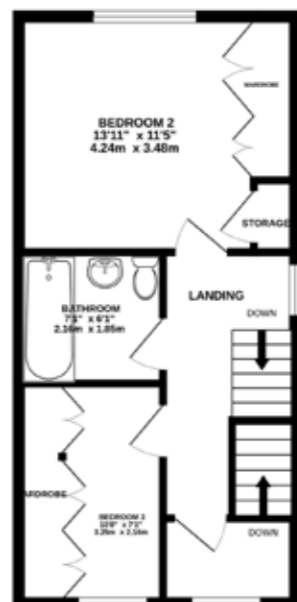


**6 BAILEY ROAD**  
Wilmslow  
**£450,000**

GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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**

A modern and well-presented semi-detached property offering three bedrooms, two stylish bathrooms, South West facing garden, situated on a quiet and popular development close to local amenities and excellent transport links. Sold with no chain.

- Modern Semi-Detached Townhouse
- Well-Presented Accommodation Over Three Floors
- Three Bedrooms

- Two Stylish Bathrooms
- Landscaped South West Facing Garden
- Off-Road Parking And Electric Car Charging Point

**£450,000**

**6 BAILEY ROAD**

Wilmslow



We are pleased to introduce this modern semi-detached townhouse which offers light and airy contemporary accommodation over three floors. The property is still in its infancy and still benefits from a house builders warranty and comprises internally; welcoming entrance hallway, good-size dining kitchen with a range of attractive modern units and integrated appliances, downstairs wc and a pleasant lounge with French doors opening to the rear garden. To the first floor there are two bedrooms, one being a double bedroom with fitted wardrobes and the other, a single bedroom. Both bedrooms are served by a modern family bathroom with three piece suite.

To the second floor there is a superb main bedroom with stylish en-suite shower room and fitted storage. Externally to the front there is a driveway providing off-road parking for three cars with electric car charging point and gated side access which leads to a delightful landscaped South West facing garden with artificial lawn, tiled patio and a good degree of privacy. The property also enjoys a convenient and popular location less than 2 miles from Wilmslow town centre and train station as well as easy access to local amenities and only a short walk to Handforth Dean shopping complex.

**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 2TX

**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



gascoignealman.co.uk

**GASCOIGNE HALMAN**