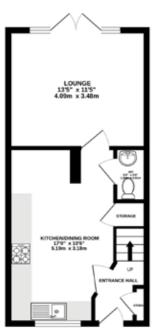
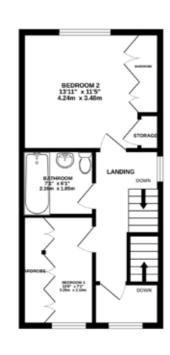
6 BAILEY ROAD
Wilmslow
£425,000



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



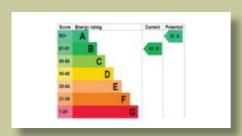
1ST FLOOR 382 sq.ft. (35.5 sq.m.) approx. 2ND FLOOR 298 sq.ft. (27.7 sq.m.) approx.





TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.

White every attempt has been made to creame the accuracy of the floorplan contained here, measurement of doors, elebores, nooms and any other items are approximate and no responsibility is taken for any error onsistant or mis-stallment. This pain is for itestable purposes only and should be used as such by any prospective purchaser. This pain is for items and appliances shown have not been tested and no guarante as to the operation of efficiency on the given.



NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Wilmslow

40, Alderley Road, WILMSLOW SK9 1NY 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk

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.

A modern and well-presented semi-



Three Bedrooms

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

£425,000

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.

Sat-Nav: SK9 2TX

Freehold (subject to verification by solicitors).

Services have not been tested and you are advised to make your own enquiries and/or inspections.

Cheshire East. Property Band: E

Viewing strictly by appointment through the Agents.

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

