



**GASCOIGNE
HALMAN**

21 ALBANY ROAD, WILMSLOW SK9 6LL

THE AREAS LEADING ESTATE AGENT



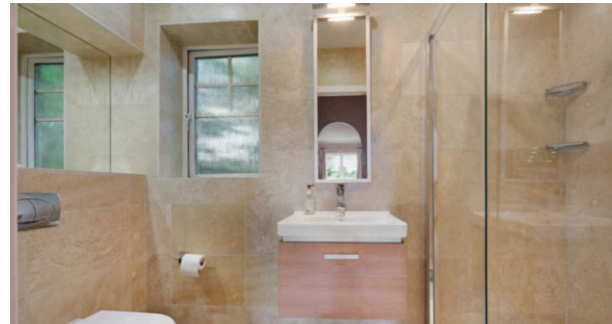
21 ALBANY ROAD, WILMSLOW SK9 6LL

£795,000

An attractive three double bedroom, three bathroom detached family home positioned behind electric gates on a corner plot in a prime South Wilmslow location.

- Modern Detached Family Home
- Three Double Bedrooms & Three Bath/Shower Rooms
- Two Separate Reception Rooms
- Modern Open-Plan Dining Kitchen
- Gated Driveway & Detached Double Garage
- Highly Sought After South Wilmslow Location





This superb modern detached family property enjoys a private setting moments from Ashdene Primary school and local amenities.

Internally the property offers a generous 2,443 Sq Ft of accommodation and comprises a welcoming entrance hallway with vaulted ceiling, superb living room with feature wood burner, separate family room, a contemporary fitted kitchen which opens to dining area with sliding door onto the garden decking. From the kitchen there is a separate utility room and cloak room. A downstairs wc completes the ground floor accommodation.

To the first floor there are three double bedrooms including a particularly impressive principal suite with a stylish en-suite shower room. The second bedroom also benefits from an en-suite and dressing area, whilst a family bathroom with three piece suite serves the remaining bedroom. There is also a spacious loft room with fixed wooden attic steps to provide access.

Externally, there is spacious driveway providing ample off road parking for a number of cars and access to the detached double garage, all set behind secure and private electric gates. The rear garden is a generous size with a high degree of privacy mainly laid to lawn with covered entertaining area suitable for year round use, complete with glass balustrade and wood burner incorporating a pizza oven.

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 6LL

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: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2443 sq.ft. (227.0 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 Metropix ©2024

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.



WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, SK9 1NY

**GASCOIGNE
HALMAN**