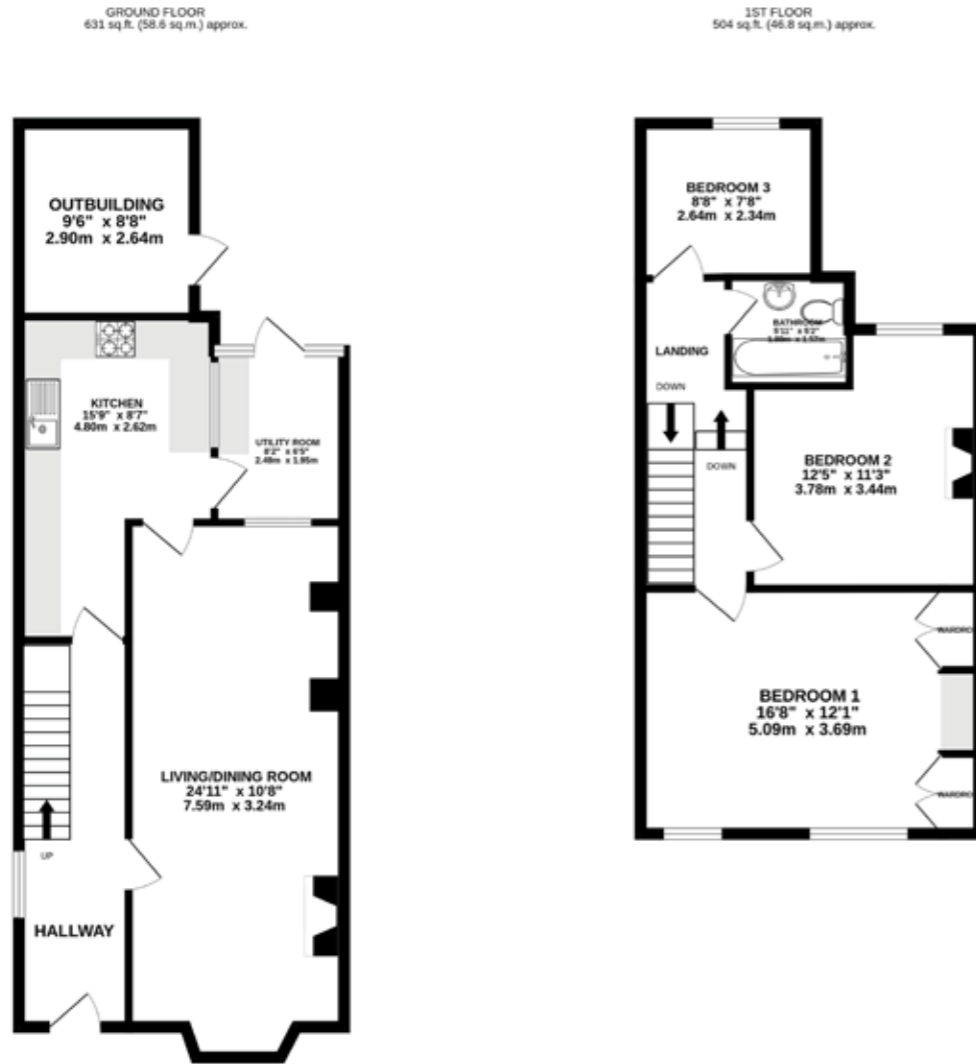


129 KNUTSFORD ROAD
 Wilmslow
OFFERS OVER
£525,000



TOTAL FLOOR AREA: 1135 sq ft. (105.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrix 1/2014



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



A handsome period property boasting well-presented accommodation, offering three bedrooms, modern refitted kitchen and bathroom, superb South Easterly facing garden and off-road parking. Situated in a sought after South Wilmslow location close to both Wilmslow town centre and Alderley Edge village as well as local reputable schools. Excellent scope to extend subject to permissions.

GASCOIGNE HALMAN

- Handsome Period Property
- Three Generous Bedrooms
- Refitted Breakfast Kitchen And Bathroom

- Open-Plan Living/Dining Room With Attractive Bay-Window
- Superb South Easterly Facing Garden With Indian Stone Patio And Scope to Extend (STPP)
- Off-Road Parking For Two Cars

**OFFERS OVER
£525,000**

129 KNUTSFORD ROAD

Wilmslow



We are pleased to introduce this attractive Victorian end of terrace which is sure to be popular. Internally the property offers spacious accommodation complemented by a generous South Easterly plot and enjoys a convenient location only 0.8 miles to Wilmslow town centre. Internally the property offers a healthy 1125 Sq ft and comprises a welcoming entrance hallway with useful cloaks area and stairs leading to the first floor, large open-plan living dining room with attractive bay-window, period feature fireplace and fitted cabinetry. A refitted shaker style breakfast kitchen with integrated appliances and breakfast bar which gives access to the separate utility room completes the ground floor accommodation.

To the first floor there are three good-size bedrooms with the main bedroom being particularly large in size with dual fitted wardrobes. In addition there is a refitted modern bathroom which serves all three bedrooms. Externally to the front there is a private driveway providing off-road parking for two cars with gated side access which leads to a superb South East facing garden, generous in size and mainly laid to lawn with well stocked mature borders and a delightful Indian stone patio to the rear of the garden which enjoys the afternoon and evening sunshine.

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 thereon 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

SK9 6EL

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



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