

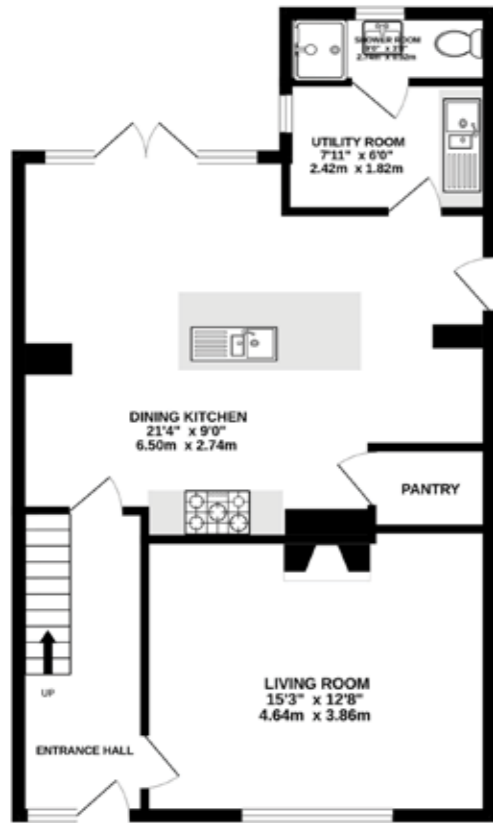
6 PRESCOTT ROAD

Wilmslow

£325,000

GROUND FLOOR  
646 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 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

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GASCOIGNE HALMAN

A well-presented and thoughtfully extended terraced property boasting three double bedrooms, two bathrooms, superb extended dining kitchen with attractive skylight and a good-size private rear garden. Situated only a short walk to Wilmslow town centre and The Carrs Park.

- Well-Presented Terrace Property
- Thoughtfully Extended To The Ground Floor
- Superb Extended Dining Kitchen With Central Island

- Three Double Bedrooms
- Two Bathrooms Including Downstairs Shower Room
- Private Rear Garden

**£325,000**

**6 PRESCOTT ROAD**

Wilmslow



**DESCRIPTION**

Situated only 0.6 miles to Wilmslow town centre, this spacious terraced property offers excellent living space and a superb location on a quiet and popular road. Internally the property boasts a healthy 1135 Sq ft and comprises internally; welcoming entrance hallway, good-size living room with feature fireplace and appealing bay-window. In addition to the ground floor there is a superb extended dining kitchen with central island, integrated appliances, walk-in pantry and French doors leading to the rear garden. A separate utility room and a refitted modern shower room completes the ground floor accommodation.

To the first floor there are three double bedrooms, two of them offering their own fitted storage. A family bathroom with three piece suite serves all three bedrooms. Externally to the front there is a small lawned garden whilst to the rear there is a good-size private rear garden mainly laid to lawn with mature borders and patio area for al fresco dining. Sold with no vendor chain.

**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 4DL

**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: B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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