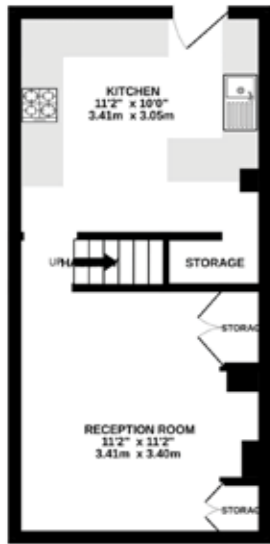


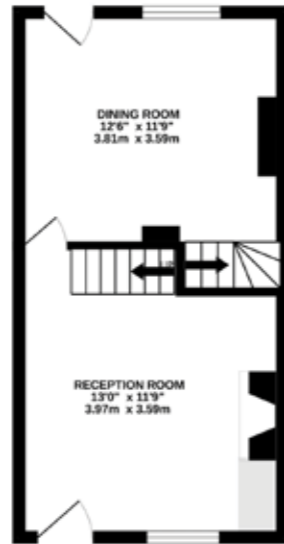
**22 RIVER STREET**  
 Wilmslow  
**£370,000**



GROUND FLOOR  
 269 sq.ft. (24.9 sq.m.) approx.



ENTRANCE FLOOR  
 266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR  
 272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 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.  
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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**

An attractive period terrace boasting accommodation over three floors situated on a quiet cul-de-sac moments from Wilmslow town centre and The Carrs Park.

- Attractive Period Terrace
- Spacious Accommodation Over Three Floors
- Three Reception Rooms
- Refitted Modern Kitchen

- Two Double Bedrooms
- South Facing Garden
- Superb Location Moments From Wilmslow Town Centre
- No Chain

**£370,000**

**22 RIVER STREET**

Wilmslow



**DESCRIPTION**

This spacious terraced property offers versatile accommodation in a convenient setting and is being sold with no vendor chain. Set over three floors, the accommodation comprises at ground floor level; front living room with period feature fireplace and fitted storage, separate dining room with door access leading to the rear garden. Stairs located off the dining room take you to the converted lower ground floor which boasts a separate sitting room and a refitted modern kitchen with door access to the rear garden. To the first floor there are two double bedrooms and a refitted shower room.

Externally to the rear there is a courtyard style garden for ease of maintenance with access to a communal garden beyond.

**LOCATION**

Conveniently situated just a short stroll from 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, which is within walking distance, 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 4AB

**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: C

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**