



**GASCOIGNE
HALMAN**

17 GREEN VILLA PARK, WILMSLOW SK9 6EJ

THE AREAS LEADING ESTATE AGENT



17 GREEN VILLA PARK, WILMSLOW SK9 6EJ

£825,000

A well-presented detached family home situated in a prime South Wilmslow location on a quiet and sought after cul-de-sac offering four bedrooms, two bathrooms and a superb South Westerly facing garden and countryside views.

- Spacious Detached Family Home
- Four Double Bedrooms
- Two Modern Bathrooms
- Sought After South Wilmslow Address
- Quiet Cul-De-Sac
- Superb South West Facing Garden
- Moments From Lindow And Ashdene Primary Schools
- 1.2 Miles From Wilmslow Town Centre





Green Villa Park is a highly desirable cul-de-sac close to both Lindow and Ashdene Primary schools as well as within easy reach of Wilmslow town centre and Alderley Edge village.

The property itself enjoys a generous plot giving excellent scope to extend further subject to permissions and comprises internally; welcoming entrance hallway with downstairs wc, large 24ft living room with Inglenook, feature fireplace and door access to the rear garden. In addition to the ground floor there is a modern fitted kitchen, superb garden room with French doors to the rear patio, separate utility room, useful storage and access to the integral garage.

To the first floor there are four double bedrooms, three offering a range of fitted wardrobes and the main bedroom boasting a refitted modern en-suite shower room. A contemporary family bathroom with three piece suite serves the remaining three bedrooms.

Externally to the front there is a horseshoe driveway with dual entrances providing off-road parking for multiple cars and access to the integral garage. To the rear there is a superb South Westerly facing garden with Indian Stone patio, well stocked borders and pleasant views over open fields to the rear.

The property enjoys a highly desirable South Wilmslow location moments from both Lindow and Ashdene Primary schools and only 1.2 miles to Wilmslow town centre.

LOCATION

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 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 stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 6EJ

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.

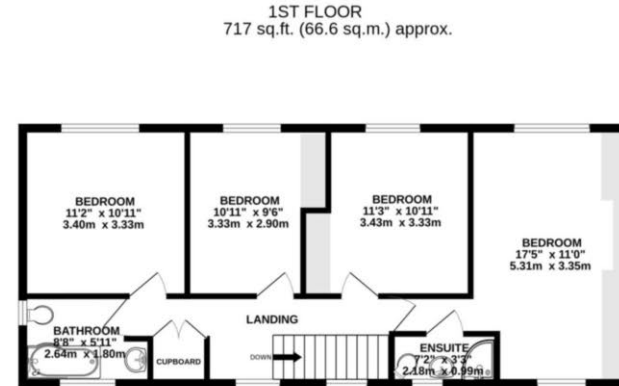
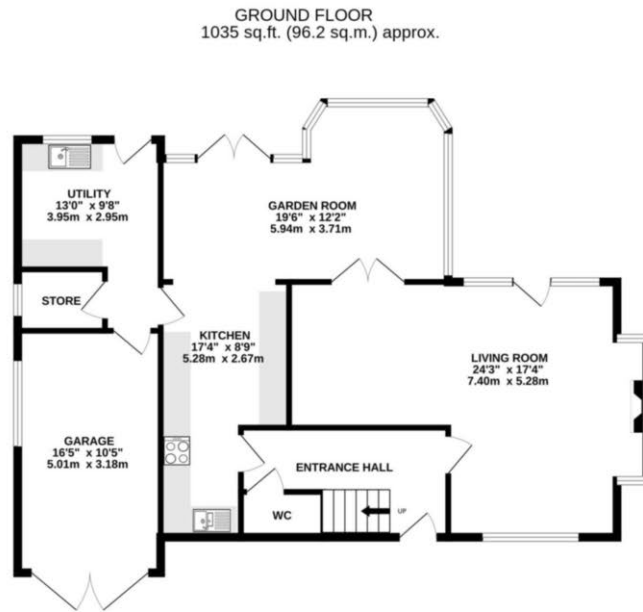
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

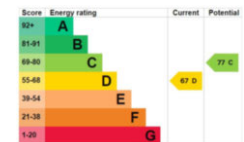
FLOORPLAN & EPC



TOTAL FLOOR AREA : 1752 sq.ft. (162.8 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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