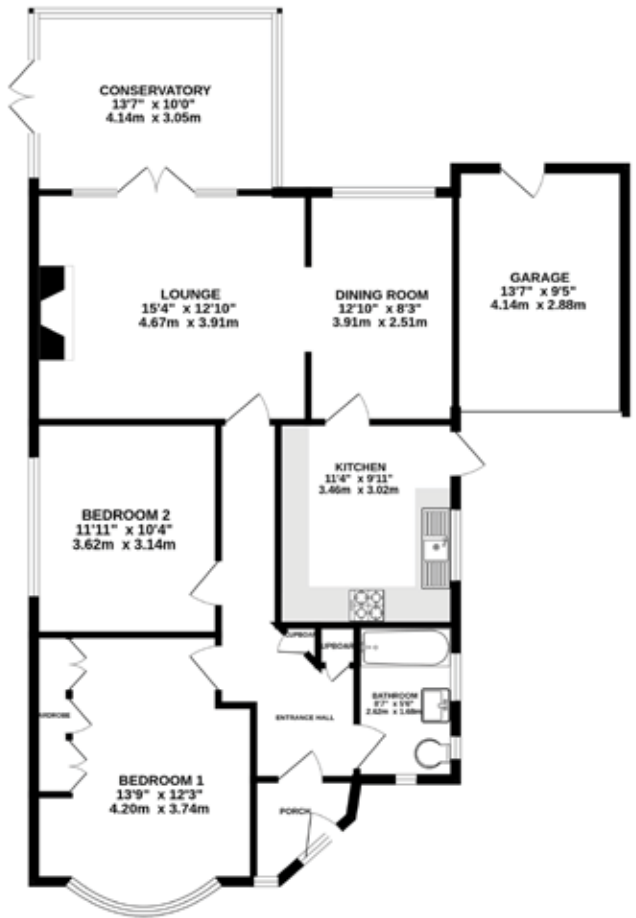


3 STANNEYLANDS DRIVE
Wilmslow
OFFERS OVER
£525,000

GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 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 1/2024



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.

THE AREAS LEADING ESTATE AGENCY

Wilmslow
40, Alderley Road, WILMSLOW SK9 1NY
01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A well-presented and lovingly maintained detached bungalow boasting a generous and private South facing corner plot situated on a quiet cul-de-sac only one mile from Wilmslow town centre.

- Detached Bay-Fronted Bungalow
- Two Double Bedrooms
- Refitted Stylish Family Bathroom
- Modern Refitted Kitchen With Integrated Appliances
- Living Room And Separate Dining Room
- Garage With Electric Door Access
- Private South Facing Garden
- Quiet Cul-De-Sac Only One Mile From Wilmslow Town Centre

**OFFERS OVER
£525,000**

3 STANNEYLANDS DRIVE
Wilmslow



DESCRIPTION

This spacious bay-fronted detached bungalow offers 'ready to move into' accommodation situated at the head of a quiet and sought after road. Internally the property offers 1148 sq ft of accommodation and comprises an entrance porch opening to a welcoming entrance hallway with fitted storage, large principal bedroom with attractive bay-window and fitted wardrobes, an additional double bedroom, refitted stylish bathroom with three piece suite and modern tiling. In addition there is a good size refitted contemporary kitchen with integrated appliances and door access to

the side driveway, separate dining room opening to a generous living room with feature fireplace and French doors leading to the rear conservatory which comes with central heating and double doors opening to the rear garden. Externally, to the front there is a spacious driveway providing ample off-road parking with access to the single garage with electrically operated door and rear door access to the garden. To the rear there is a delightful South facing garden with flagged patio, lawned garden with well stocked borders and a high degree of privacy. The property also benefits from no vendor chain.

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 4EU

TENURE

Freehold with a chief rent of £15 p.a. 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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