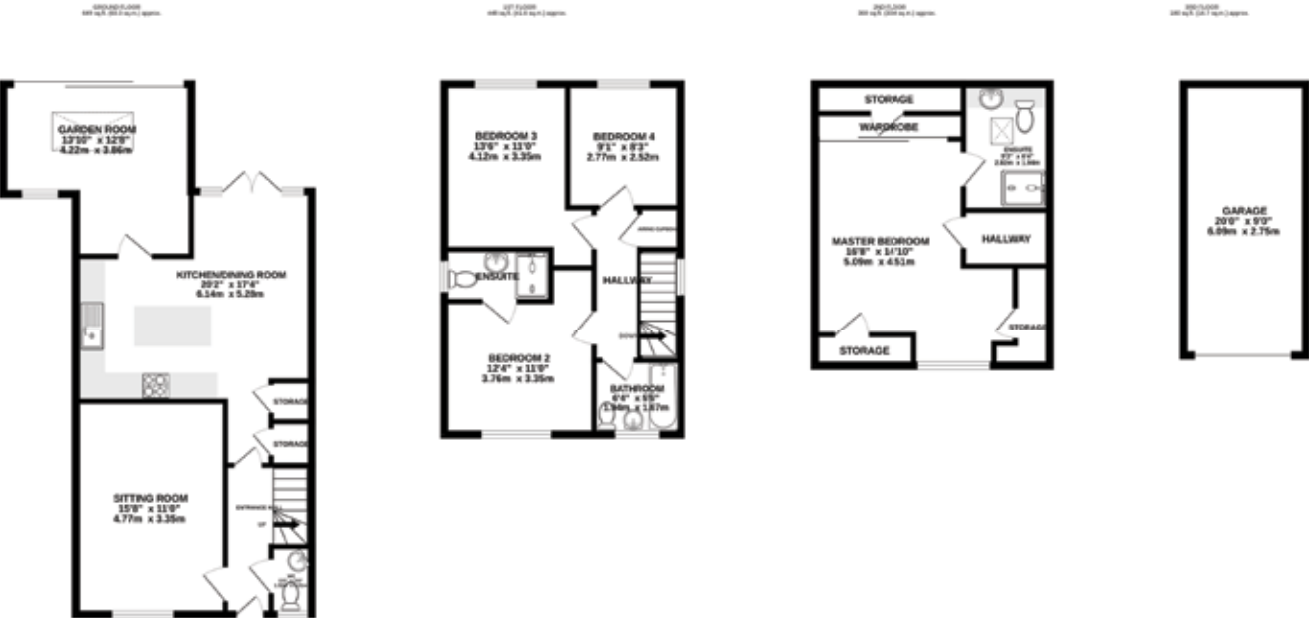


6 ST. GEORGES WAY
Handforth
£650,000



TOTAL FLOOR AREA: 1637 sq.ft. (152.1 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 purchasers. 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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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 recently constructed four bedroom detached family home boasting spacious and stylish accommodation throughout, whilst enjoying a cul-de-sac location in the newly built 'Anwyl Homes' development close to Handforth Village centre and train Station.

GASCOIGNE HALMAN

- Recently Built Detached Family Home
- Four Bedrooms & Three Bath/Shower Rooms
- Spacious Open-Plan Dining Kitchen

- Newly Completed Ground Floor Extension Providing Garden Room
- Private Garden & Detached Garage
- Remaining Years on NHBC Warranty

£650,000

6 ST. GEORGES WAY

Handforth



DESCRIPTION

Within the newly constructed 'Anwyl Homes' development, this represents a rare opportunity to acquire a recently constructed home, with the remainder of a NHBC guarantee in place. Upon entering, you are welcomed by a tiled entrance hallway with high ceiling, leading to a spacious living room and a convenient ground-floor W/C. The open-plan, fully fitted modern kitchen-dining room and seating area boasts patio doors that open onto a private garden. A newly completed ground floor extension with sliding doors to the garden and attractive roof lantern offers the benefit of an extra reception room/garden room. Upstairs on the first floor, there are three well-proportioned bedrooms. Two of these are doubles, with one benefiting from

an en-suite shower room, while the third is a single room that shares a stylish, modern family bathroom. The top floor showcases a large master bedroom, complete with fitted mirrored wardrobes and additional storage throughout the room. This space is complemented by a bright en-suite shower room featuring a skylight. Outside, the property offers parking for two cars, along with a detached single garage for additional parking or storage. The rear garden is accessed via both side gates and features a well-maintained lawn and a patio area, perfect for outdoor relaxation. In addition, this family-friendly property is ideally situated just steps away from a small childrens' outdoor play park, making it perfect for those with young children.

There is a management charge of approximately £105 p.a. (subject to verification by solicitors).

Agents Note: The Land Registry title has yet to be updated with the Vendors' details. Please ask the branch for more details.

LOCATION

Located close to the centre of Handforth which provides for most day to day shopping requirements, with the nearby town of Wilmslow and the superstore developments catering for more comprehensive shopping needs and including a number of large retail outlets including John Lewis, Marks and Spencer, Sainsburys, Tescos etc. Commuting from Handforth is convenient with the nearby motorway network and the by-pass link. Manchester International Airport is within a short drive and Handforth railway station is within walking distance.

DIRECTIONS

Sat-Nav: SK9 3FR

TENURE

We are advised by the current vendors that the tenure is 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.

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



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