



**GASCOIGNE
HALMAN**

70 KNUTSFORD ROAD, WILMSLOW SK9 6JD

THE AREAS LEADING ESTATE AGENT

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£425,000

A beautifully presented Victorian 'garden apartment' conveniently situated only 0.7 miles to Wilmslow town centre in a popular South Wilmslow location. Offering two double bedrooms, two stylish bathrooms, dining kitchen and a charming and private courtyard style garden. Allocated parking and double garage.



- Attractive Period Garden Apartment
- Duplex Accommodation Over Two Floors
- Beautifully Presented Throughout
- Two Double Bedrooms
- Two Stylish Bathrooms Including En-Suite To Main Bedroom
- Modern Dining Kitchen
- Private, Landscaped Courtyard Style Garden
- Allocated Parking And Detached Garage



This superb garden apartment offers an appealing blend of traditional period features complemented by stylish modern comforts throughout, whilst enjoying a sought after location within walking distance to Wilmslow town centre and local reputable primary schools.

Internally the apartment is set over two floors and boasts immaculate presentation with the internal accommodation comprising; welcoming entrance hallway with stairs leading to the lower ground floor, good-size living room with feature floor to ceiling window, feature fireplace and period coving, modern refitted dining kitchen with integrated appliances, wine cooler, breakfast bar and separate dining area.

To the lower ground floor there are two double bedrooms, the main bedroom offering an attractive window seat, high quality fitted wardrobes and a refitted modern en-suite shower room. In addition there is a refitted contemporary family bathroom with three piece suite which serves bedroom two and a useful utility cupboard with plumbing/electrics and space for a washing machine and tumble dryer.

Externally to the front there is allocated resident parking whilst to the rear there is a superb, private landscaped, courtyard style garden with attractive walled boundary and external mood lighting. The property also has the added benefit of coming with a detached double garage, perfect for storage and extra parking.

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 6JD

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.

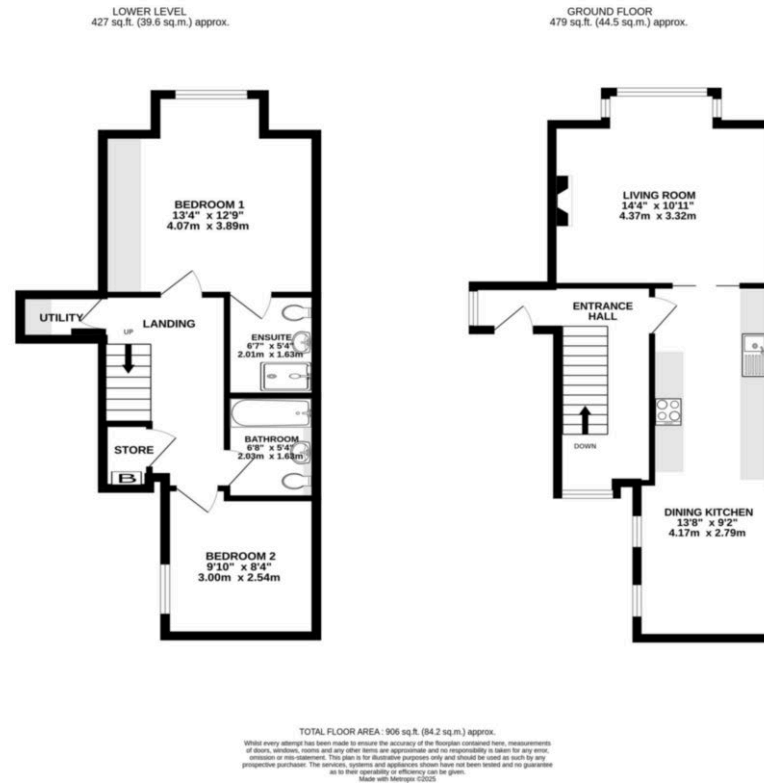
LOCAL AUTHORITY

Cheshire East. Property Band: C

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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