



**GASCOIGNE
HALMAN**

4 FAIRBOURNE CLOSE, WILMSLOW SK9 6JG

THE AREAS LEADING ESTATE AGENT

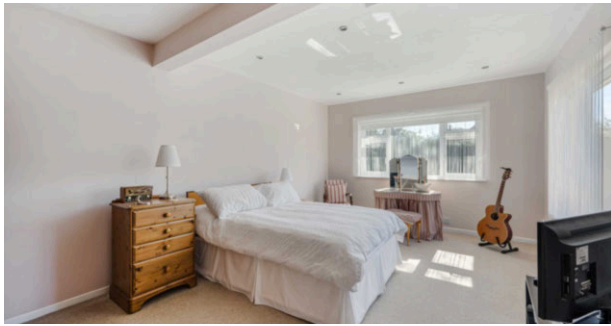


4 FAIRBOURNE CLOSE, WILMSLOW SK9 6JG

£900,000

An immaculate detached family home situated on a popular and quiet cul-de-sac only a short walk to Wilmslow town centre and local reputable schools. Four bedrooms, three bathrooms and a superb private landscaped garden.

- Spacious Detached Family Home
- Beautifully Presented Interior
- Four Double Bedrooms
- Three Modern Bathrooms
- Three Reception Rooms
- Large Landscaped Rear Garden With Indian Stone Patio
- Integral Garage And Conservatory
- Quiet Cul-De-Sac Within Walking Distance To Wilmslow Town Centre And Local Reputable Schools



We are delighted to introduce this beautifully presented detached residence which has been tastefully extended and enhanced to create a 'light and airy' and spacious property throughout situated on a quiet road of only six detached houses.

Internally the property comprises; welcoming entrance hallway with wooden parquet flooring and useful cloaks cupboard, large living room, again with parquet flooring which offers an appealing inglenook, feature fireplace, attractive bay-window and pleasant garden views.

In addition to the ground floor there is a separate snug/home office, refitted kitchen with integrated appliances, granite work surfaces and walk-in pantry, a further dining area opening from the kitchen gives access to the rear conservatory whilst a refitted modern shower room completes the ground floor.

To the first floor there is a spacious landing, with useful storage, giving access to the four double bedrooms, the main bedroom boasting a modern en-suite shower room and bedroom two being particularly large in size giving scope for a further en-suite to be installed if desired. A stylish family bathroom serves the remaining bedrooms.

Externally to the front there is a Indian stone driveway which gives access to the integral garage, good-size front lawn and gated side access which leads to a delightful private landscaped garden, mainly laid to lawn with Indian Stone patio and well stocked borders.

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 6JG

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.

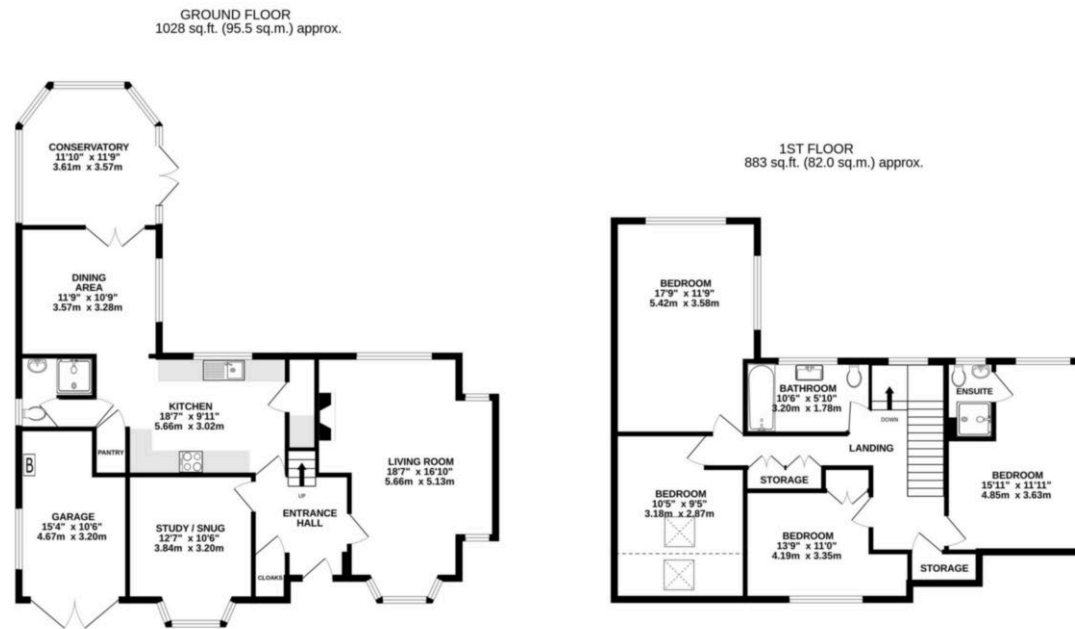
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 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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