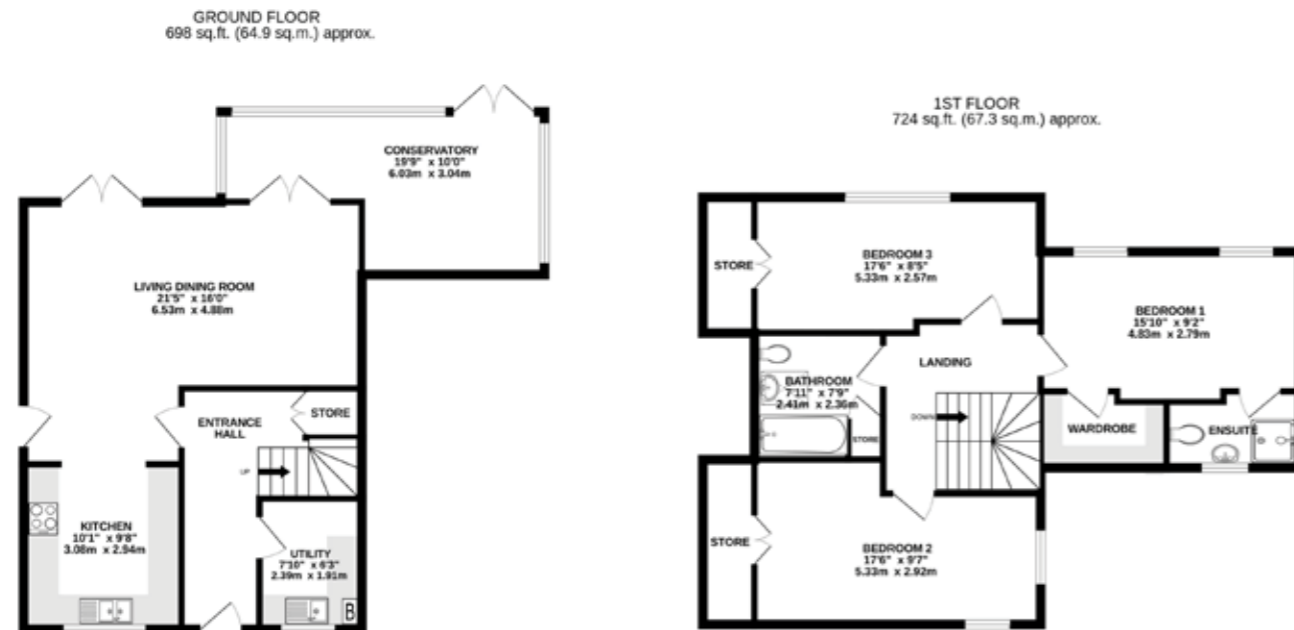


1 RYDAL MEWS
Manchester Road, Wilmslow
£475,000



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 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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THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



A spacious mews property within a small development close to Wilmslow. Three double bedrooms plus an open-plan dining-living room with separate kitchen & conservatory. Private lawned garden plus parking. Available with NO CHAIN.

GASCOIGNE HALMAN

- Mews Property Within Small Development
- Three Double Bedrooms & Two Bathrooms
- Living-Dining Room Plus Conservatory

- Private Lawned Rear Garden
- Private Parking
- Available With No Onward Chain

£475,000

1 RYDAL MEWS

Manchester Road, Wilmslow



DESCRIPTION

We are pleased to introduce this spacious mews property within a small development close to Wilmslow centre. The property comprises a welcoming entrance hallway, a spacious living-dining room with French doors through to the conservatory. The separate kitchen has a range of attractive units and integrated appliances. A utility room off the entrance hall completes the ground floor accommodation.

To the first floor there are three double bedrooms with a family bathroom. The main bedroom benefits from an en-suite shower room and a walk-in-wardrobe.

Externally, to the front there is private parking and gated side access leading to a delightful rear garden mainly laid to lawn with a good degree of privacy with mature borders. The property also enjoys a convenient and popular location close to Wilmslow centre as well as easy access to local amenities and shops. Please note: the current service charge is £1000 p.a. (subject to verification by solicitors).

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 2JH

TENURE

Leasehold for 999 years from 15/03/1991 (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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