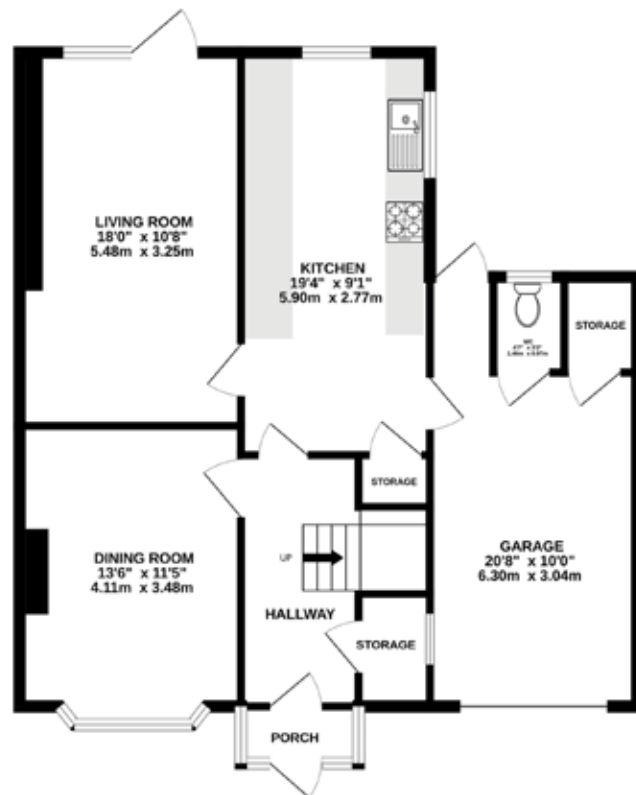
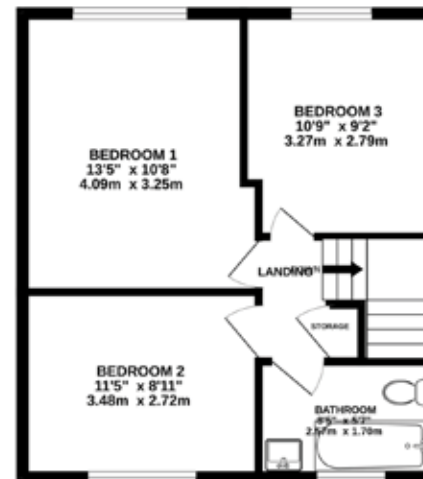


3 DAVENPORT AVENUE
Wilmslow
£425,000

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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 C2025



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



An extended three bedroom property in need of cosmetic updating complemented by a large attractive South facing garden giving superb potential to improve and develop further. Situated on a quiet cul-de-sac in a prime South Wilmslow location.

GASCOIGNE HALMAN

- Extended Semi-Detached Property
- In Need Of cosmetic Updating
- Superb Potential To Extend/Develop And Add-Value
- Three Double Bedrooms

- Two Generous Reception Rooms
- Delightful South Facing Garden
- Off-Road Parking And Garage
- Prime South Wilmslow Location

£425,000

3 DAVENPORT AVENUE

Wilmslow



Situated on a quiet and popular cul-de-sac in South Wilmslow, this extended property offers the chance for purchasers to put their own 'stamp' on their next property with excellent scope to add value (subject to permissions). Internally the property comprises; entrance porch opening to a spacious entrance hallway with useful storage and stairs to the first floor. To the front of the ground floor there is a good size dining room with bay-window and feature fireplace, large 18ft separate living room with door access to the rear garden and a 19ft extended kitchen with fitted units, useful storage and door access to the tandem garage which is 20ft in length

and comes with a fitted wc and storage cupboard. To the first floor there are three double bedrooms, storage facilities and a family bathroom with three piece suite. Externally to the front there is a driveway for off-road parking and access to the garage whilst to the rear there is a delightful South facing garden with patio, well stocked borders and fenced boundaries. The property is sold with 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 6EQ

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.

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



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