



**GASCOIGNE
HALMAN**

1 BRAMLEY CLOSE, WILMSLOW SK9 6EP

THE AREAS LEADING ESTATE AGENT

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£485,000

A beautifully presented and tastefully extended property situated on a quiet cul-de-sac in South Wilmslow offering three double bedrooms, two stylish bathrooms, extended dining kitchen and a private South facing garden.

- Tastefully Extended Semi-Detached Property
- Immaculate Presentation Throughout
- Three Double Bedrooms
- Two Stylish Bathrooms Including En-Suite Shower Room To Main Bedroom
- Extended Dining Kitchen With Family Room
- Downstairs WC & Separate Utility Room
- Private South Facing Garden
- Quiet Cul-De-Sac In A Popular South Wilmslow Location





Bramley Close is a quiet and popular cul-de-sac in a prime South Wilmslow location with easy access to Ashdene Primary School and Lindow Primary school as well as within walking distance to local amenities and Wilmslow town centre.

The property itself has been thoughtfully enhanced and extended over recent times by its current owners to create a spacious (1297 Sq Ft) and light and airy property with modern fittings and generous room proportions and comprises at ground floor level a large welcoming entrance hallway with space for a home work station, useful storage and access to the refitted downstairs wc and utility room.

In addition there is a extended dining kitchen with integrated appliances and a family room with Velux windows and dual sets of French doors leading to the rear patio. A separate living room which is generous in size completes the ground floor.

To the first floor there is a good-size landing with storage giving access to the three double bedrooms with the main bedroom boasting a stylish modern en-suite shower room. A further contemporary family bathroom serves the remaining two bedrooms.

Externally to the front there is a driveway providing off-road parking for two cars with astroturf front lawn and high hedged boundaries giving excellent privacy whilst to the rear there is a delightful private South facing garden, mainly laid to lawn, with flagged patio for al fresco dining, attractive walled boundary to one side with fenced boundary to the other.

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 6EP

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.

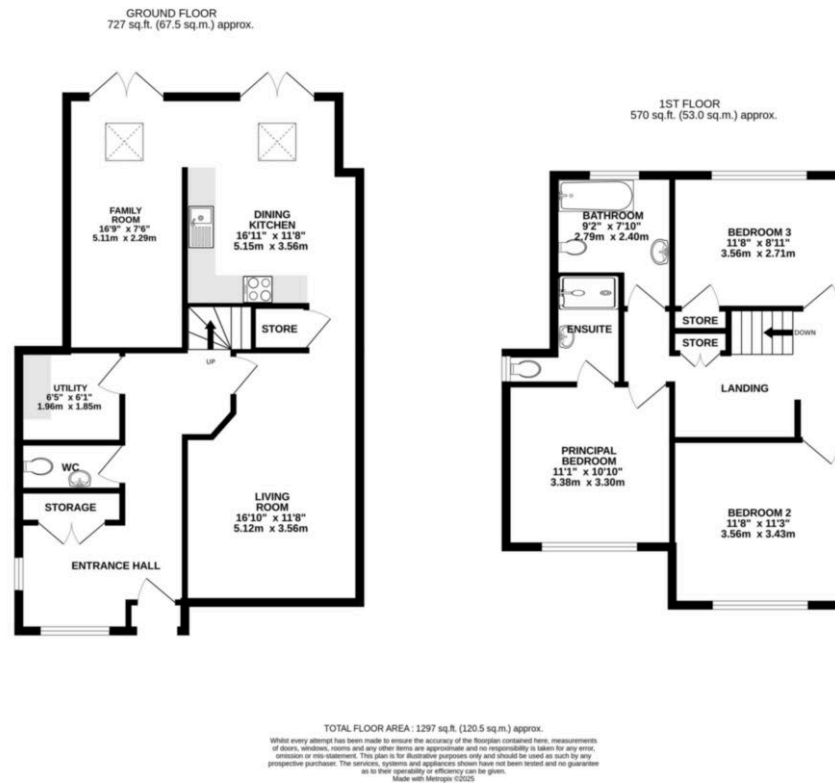
LOCAL AUTHORITY

Cheshire East. Property Band: C

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



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