



**GASCOIGNE
HALMAN**

21 STANNEYLANDS ROAD, WILMSLOW SK9 4EJ

THE AREAS LEADING ESTATE AGENT



21 STANNEYLANDS ROAD, WILMSLOW SK9 4EJ

Offers Over £585,000

A tastefully extended and re-modelled semi-detached property boasting stylish and contemporary accommodation with superb living-dining kitchen, four bedrooms, modern bathroom, and a South facing garden. Close to local amenities and reputable schools.

- Extended Semi-Detached Property
- Four Bedrooms & Family Bathroom
- Superb Extended Living-Dining Kitchen
- Separate Living Room With Feature Fireplace
- South Facing Private Rear Garden
- Driveway with Ample Parking





This superb semi-detached property has been thoughtfully extended and is stylishly presented throughout.

Internally the property comprises a welcoming entrance hall with ground floor W/C, front living room with large bay window and a feature fireplace, a superb extended living-dining kitchen with central island unit as well two sets of French doors opening up on the rear patio and South facing garden. A number of sky lights flood this space with natural light. A separate utility room completes the ground floor accommodation. To the first floor there are four bedrooms, the two larger bedrooms benefiting from built-in fitted wardrobes, and a modern family bathroom.

Externally, to the front there is a driveway providing ample off-road parking and side access to the rear the garden which benefits from a Southerly aspect and is mainly laid to lawn with mature borders and a block paved patio ideal for al fresco dining. There is a Pod Point charger for electric vehicles at the side of the house.

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 4EJ

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.

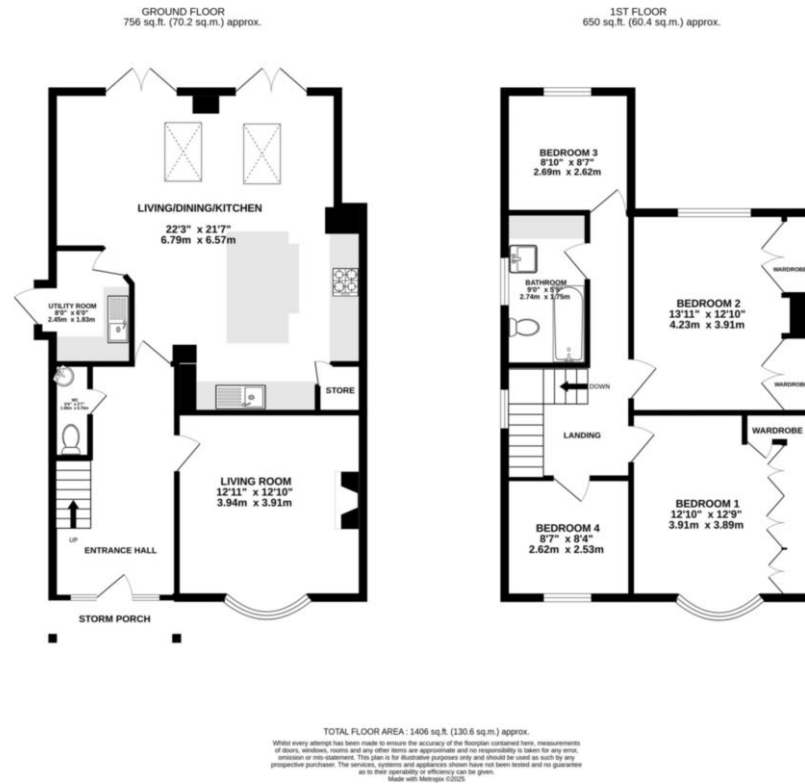
LOCAL AUTHORITY

Cheshire East. Property Band: E

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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.



WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

**GASCOIGNE
HALMAN**