



**GASCOIGNE  
HALMAN**

14 ASHDENE ROAD, WILMSLOW SK9 6LH

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THE AREAS LEADING ESTATE AGENT





## 14 ASHDENE ROAD, WILMSLOW SK9 6LH

**£750,000**

**An impressive semi-detached property boasting tastefully extended and stylish accommodation with four double bedrooms, two modern bathrooms and a superb living-dining kitchen. Situated in a prime South Wilmslow location close to Ashdene Primary school and only 0.6 miles to Wilmslow town centre.**

- Attractive Semi-Detached Property
- Tastefully Extended And Improved Over Recent Years
- Superb Living-Dining Kitchen With Central Island
- Separate 20ft Living Room With Log Burning Stove
- Four Double Bedrooms
- Two Stylish Bathrooms
- Separate Snug/Study And Utility Room
- Landscaped Rear Garden With Indian Stone Patio





This attractive semi-detached property offers thoughtfully extended and beautifully presented accommodation with exceptional living space and a generous landscaped rear garden.

Internally the property boasts modern and stylish fittings and comprises at ground floor level; large welcoming entrance hallway with engineered wooden flooring, useful cloak area, stairs leading to the first floor and access to the 20ft separate living room with feature bay-window and log burning stove. To the rear of the ground floor there is a truly superb living-dining kitchen with wooden flooring, shaker style kitchen units with Quartz work surfaces, central island, integrated appliances, bi-folding doors and Velux windows. Accessed via the kitchen is the separate utility room with door access to the outside, refitted downstairs wc and a separate study/snug.

To the first floor there is a good-size landing which gives access to all four double bedrooms, the main bedroom being particularly large in size with fitted wardrobes, pleasant garden views and a stylish en-suite bathroom with both bath and separate shower facilities. Bedrooms two and three offer something different with mezzanine levels to both double bedrooms. A refitted modern family shower room with high quality fittings completes the first floor accommodation.

Externally to the front there is a spacious driveway providing off-road parking for two/three cars with gated side access leading to a superb garden, generous in size and mainly laid to lawn with Indian stone patio, perfect for Al fresco dining as well as an appealing wooden covered purpose-built seating area.

The property sits in a highly popular location close to Ashdene Primary school, local parks and a variety of independent shops and services located on Chapel Lane only moments away.

#### 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: SKG 6LH

#### 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

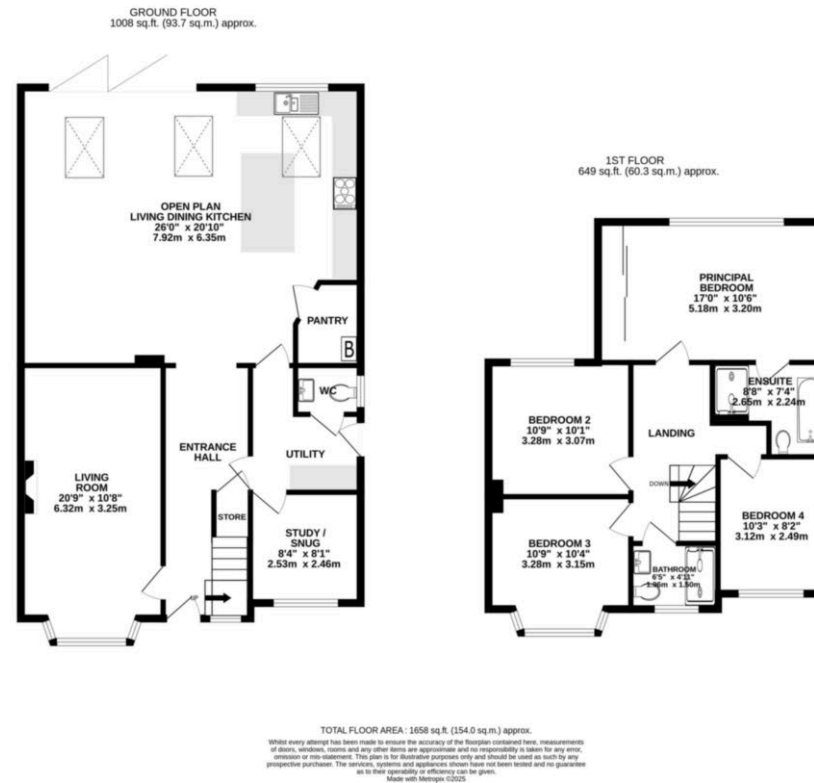
Cheshire East. Property Band: D

#### VIEWING

Viewing strictly by appointment through the Agents.



## FLOORPLAN & EPC



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