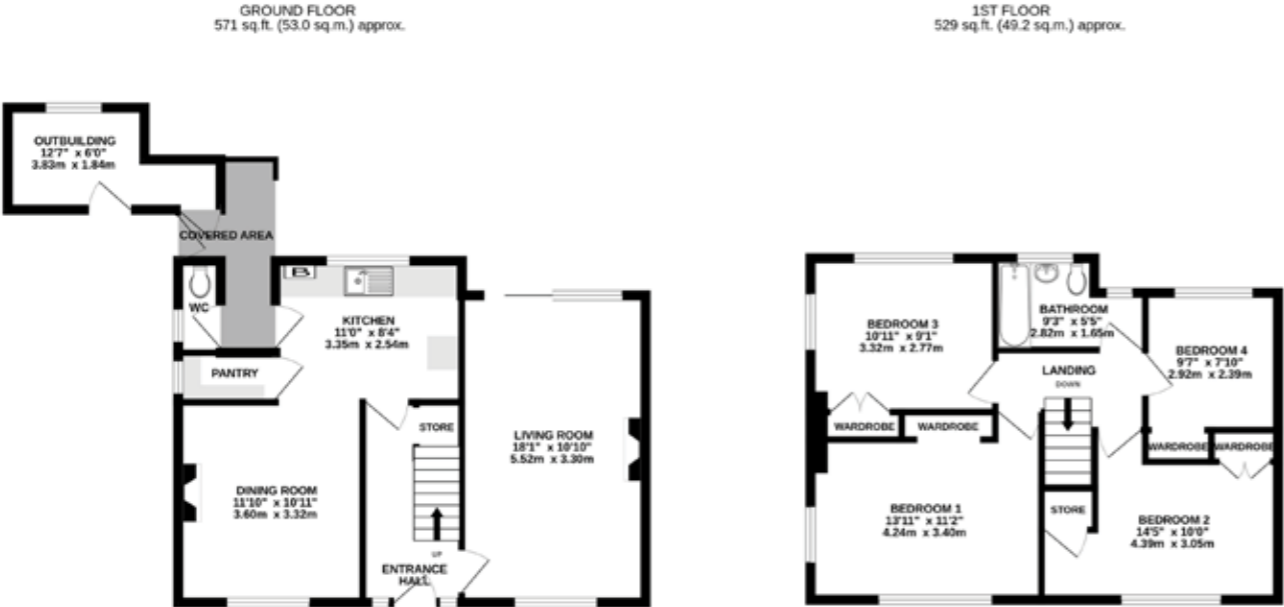


17 EGERTON ROAD
Wilmslow
£380,000



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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



An attractive double fronted four bedroom semi-detached home in need of modernisation, occupying a generous corner plot in a sought after location. Offering superb scope to enhance, extend and add-value (subject to planning permission).

GASCOIGNE HALMAN

- Attractive Double Fronted Semi-Detached
- In Need Of Modernisation Throughout
- Four Good-Sized Bedrooms & Bathroom
- Two Separate Reception Rooms
- Generous Corner Plot With Wrap-Around Garden
- Potential To Enhance & Extend (Subject To Planning Permission).

£380,000

17 EGERTON ROAD

Wilmslow



DESCRIPTION

This charming double fronted semi-detached property offers superb scope to enhance, extend and add-value (subject to planning permission).

Internally, the property comprises an entrance hallway with useful understairs storage cupboard, front dining room, large separate living room with feature fireplace, and a good-size kitchen with pantry storage. A downstairs W/C and outbuilding complete the ground floor accommodation. To the first floor there are four generous bedrooms, the three larger of which are doubles, plus a family bathroom.

Externally, the property enjoys a generous plot with off-road parking to the front, gated side access leading to the carport. The rear garden is mainly laid to lawn with mature borders providing a good level of privacy. 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 4DG

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: B

VIEWING

Viewing strictly by appointment through the Agents.

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



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