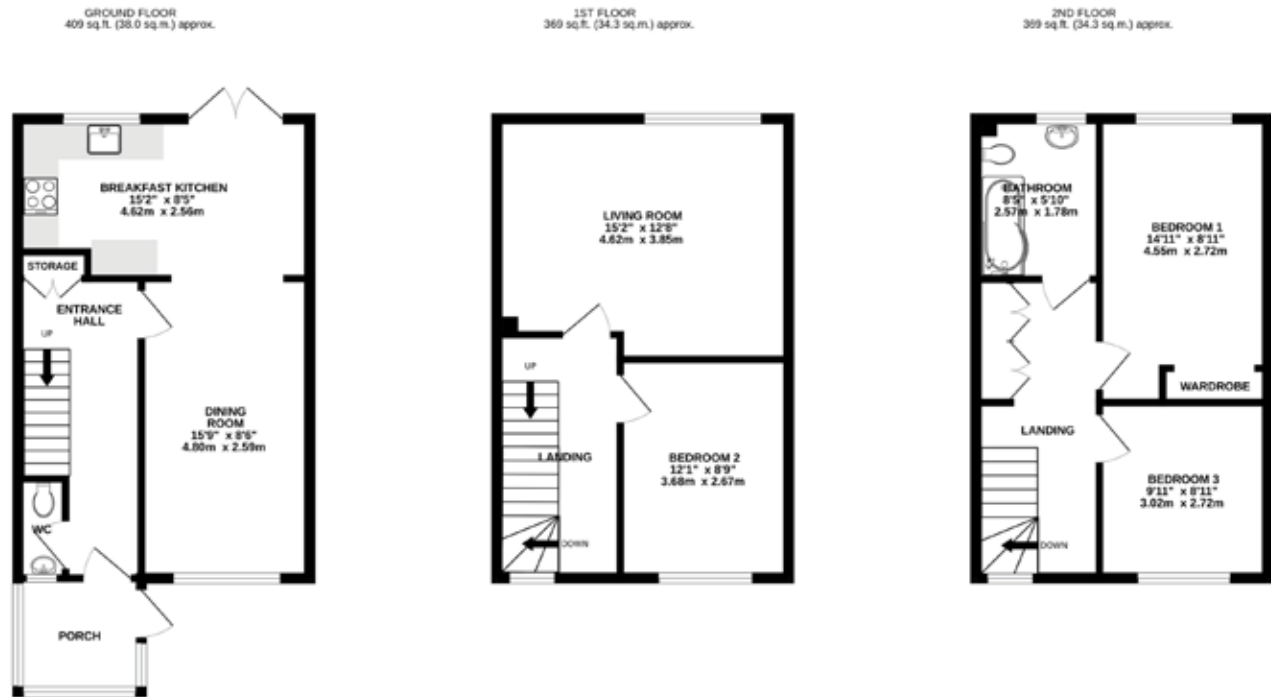


4 SYCAMORE CLOSE
Wilmslow
£295,000



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 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 floorplan ©2025



A beautifully presented modern townhouse boasting three double bedroom and a southerly facing rear garden with a garden room plus driveway parking to the front. Close to renowned local schools and amenities.

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

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GASCOIGNE HALMAN

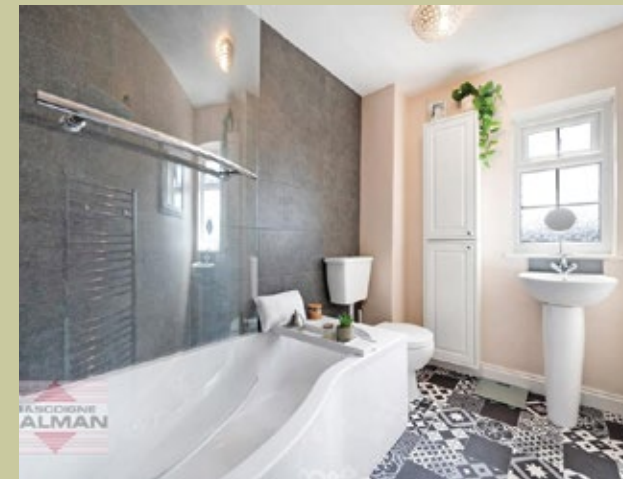
- Spacious Modern Townhouse
- Three Double Bedrooms & Family Bathroom
- Private Southerly Facing Rear Garden

- Open Plan Ground Floor Accommodation
- Off Road Parking To The Front
- Quiet Cul-De-Sac Location

£295,000

4 SYCAMORE CLOSE

Wilmslow



DESCRIPTION

We are pleased to introduce this beautifully presented modern townhouse situated on a quiet cul-de-sac overlooking a well maintained green. Internally it offers spacious accommodation over three floors and comprises; welcoming entrance hallway leading to a spacious dining room to the front. This opens up into the breakfast kitchen with a range of matching units and integrated appliances. French doors open up on to the landscaped rear garden and patio. There is also a downstairs wc.

To the first floor there is a large living room which enjoys a Southerly aspect and a good sized bedroom to the front, whilst to the second floor there are two further double bedrooms, storage on the landing and a modern fitted bathroom. Externally the property benefits from off-road parking, whilst to the rear the house enjoys a private garden with spacious garden room. The property is conveniently located close to Wilmslow centre along with renowned local schools and amenities.

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 4BX

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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