



**GASCOIGNE
HALMAN**

4 DEAN ROW ROAD, WILMSLOW SK9 2PL

THE AREAS LEADING ESTATE AGENT



4 DEAN ROW ROAD, WILMSLOW SK9 2PL

£375,000

An immaculate and tastefully presented bay-fronted semi-detached property situated on a popular road in Wilmslow with two double bedrooms, modern bathroom and a stunning South Westerly garden plus driveway parking to the front.

- Attractive Bay-Fronted Semi-Detached Property
- Beautifully Presented Throughout
- Open-Plan Dining Kitchen
- Separate Living Room
- Two Good Sized Double Bedrooms
- Superb South Westerly Facing Garden
- Driveway Parking To The Front





We are delighted to introduce this well-presented and spacious property which enjoys a convenient location close to local amenities.

Internally the property comprises a welcoming entrance hallway, good-size front sitting room with feature fireplace and attractive bay-window, open-plan dining kitchen with feature fireplace and bespoke cabinetry with integrated appliances, skylight and door through to the rear garden.

To the first floor there are two double bedrooms, the main bedroom offering fitted wardrobes and feature fireplace. A modern family bathroom with four piece suite serves the two bedrooms.

Externally, to the front there is a gravel driveway providing off-road parking with gated side access, whilst to the rear there is a delightful, attractive South Westerly facing garden with a spacious patio and well stocked borders.

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 2PL

TENURE

Leasehold for 999 years from 29/09/1909 with a nominal ground rent (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.

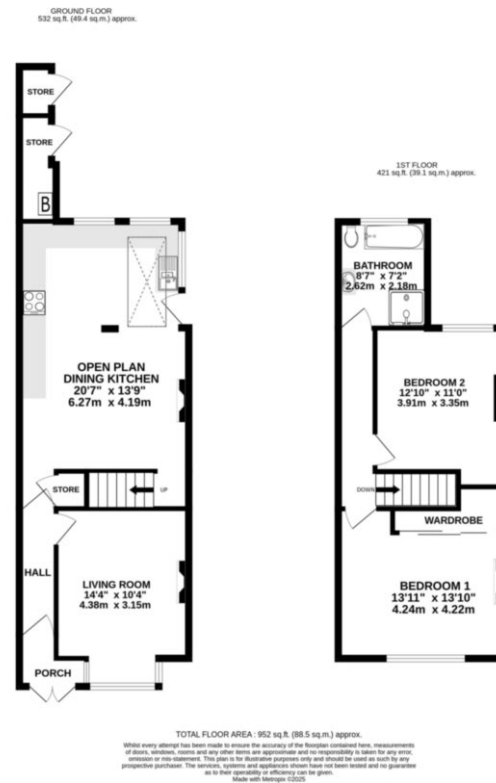
LOCAL AUTHORITY

Cheshire East. Property Band: C

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & 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.



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