



**GASCOIGNE
HALMAN**

SANDIWAY, MOBBERLEY ROAD, WILMSLOW SK9 5NR

THE AREAS LEADING ESTATE AGENT



SANDIWAY, MOBBERLEY ROAD, WILMSLOW SK9 5NR

£825,000

A rare and exciting opportunity to purchase a substantial detached bungalow which sits in a superb plot of approx 0.3 acres in a picturesque setting only minutes from Wilmslow town centre, surrounded by open fields. Superb scope for future re-development, extension or to modernise the existing bungalow (subject to the relevant permissions).

- DETACHED BUNGLOW MINUTES FROM WILMSLOW CENTRE IN AN ATTRACTIVE SETTING SURROUNDED BY OPEN FIELDS
- SCOPE FOR FURTHER EXTENSION OR TOTAL REDEVELOPMENT (subj. to P.P.)
- EXTENSIVE GROUNDS OF APPROX 0.3 ACRES
- THREE GOOD SIZED BEDROOMS
- THREE RECEPTION ROOMS
- USEFUL OUTBUILDINGS
- DETACHED GARAGE





A rare opportunity to purchase a large detached bungalow which is positioned only minutes from Wilmslow town centre yet is surrounded by open fields and countryside.

The bungalow itself is ideal for those looking to create their own individual home in a very appealing location. Internally, the bungalow comprises three bedrooms, the principal bedroom with en-suite, family bathroom and three reception rooms and a dining kitchen.

Externally the bungalow sits in a mature and private plot measuring approximately a third of an acre.

Moments from Lindow Common, Gorsey Bank Primary school and excellent transport links.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars and good schools in the area for children of all ages, both State and Private. 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 stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5NR

TENURE

We are advised the tenure of the property is 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. There is oil heating and septic tank drainage. No mains gas.

LOCAL AUTHORITY

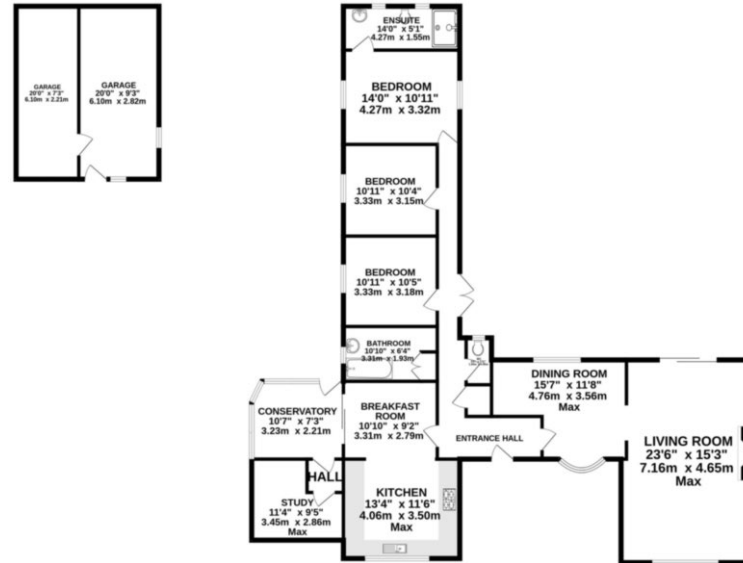
Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR 1961 sq.ft. (182.2 sq.m.) approx.



TOTAL FLOOR AREA: 1961 sq.ft. (182.2 sq.m.) approx.
We warrant every effort has been made to ensure the accuracy of the foregoing contained floor 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 Metropix 12025

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**