



**GASCOIGNE
HALMAN**

CONIFER HOUSE, BOURNE STREET, WILMSLOW SK9
5HD

THE AREAS LEADING ESTATE AGENT



CONIFER HOUSE, BOURNE STREET, WILMSLOW SK9 5HD

£725,000

Situated moments from the heart of Wilmslow town centre, this beautifully presented detached family home offers four bedrooms, three bathrooms and a superb dining kitchen. Private West facing garden and off-road parking with easy access to Lindow Common and Gorsey Bank primary school.

- Individually Designed Detached Family Home
- Four Bedrooms and Three Bathrooms
- Superb Open-Plan Living-Dining Kitchen With Central Island And Log Burner
- Fully Fitted Utility Room
- Private West Facing Garden With Indian Stone Patio
- Off-Road Parking
- Superb Central Position Moments From The Heart Of Wilmslow Town Centre





This individually designed detached home offers well-presented accommodation with generous bedroom sizes complemented by a sought after and convenient central position.

Internally the property comprises an entrance porch, good-size front living room with oak effect porcelain tiled flooring which runs throughout the ground floor, superb open-plan living-dining kitchen with central island, integrated appliances, modern log-burning stove and dual sets of French doors opening to the rear patio. Underfloor heating runs throughout the majority of the ground floor accommodation.

In addition to the ground floor there is a fully fitted utility room with sink and mixer tap and refitted modern downstairs wc.

To the first floor there are four good-size bedrooms including three large double bedrooms, two with refitted en-suite shower rooms and a further single bedroom. A family bathroom with three piece suite serves the remaining two bedrooms.

Externally to the front there is a spacious driveway providing off-road parking for multiple cars with gated side access which leads to a delightful landscaped West facing garden with lawn, Indian stone patio for Al fresco dining, high degree of privacy and fenced boundaries.

The property is a short stroll to Wilmslow town centre, train station and excellent transport links.

LOCATION

Conveniently situated within walking distance 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 5HD

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

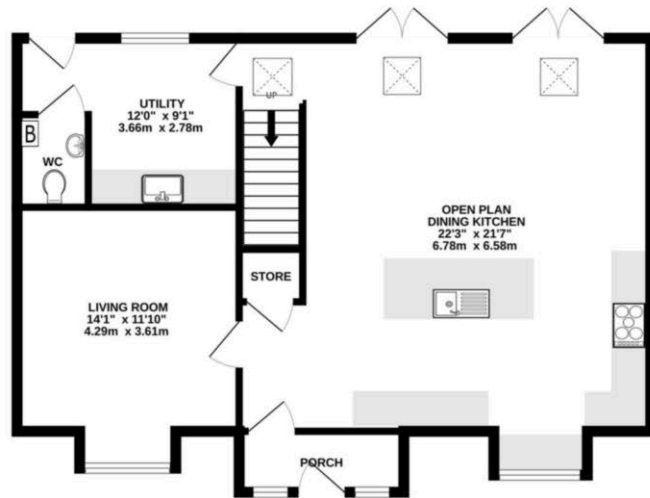
Cheshire East. Property Band: F

VIEWING

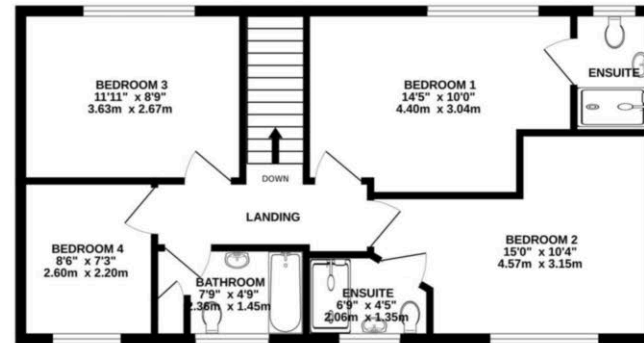
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.5 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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