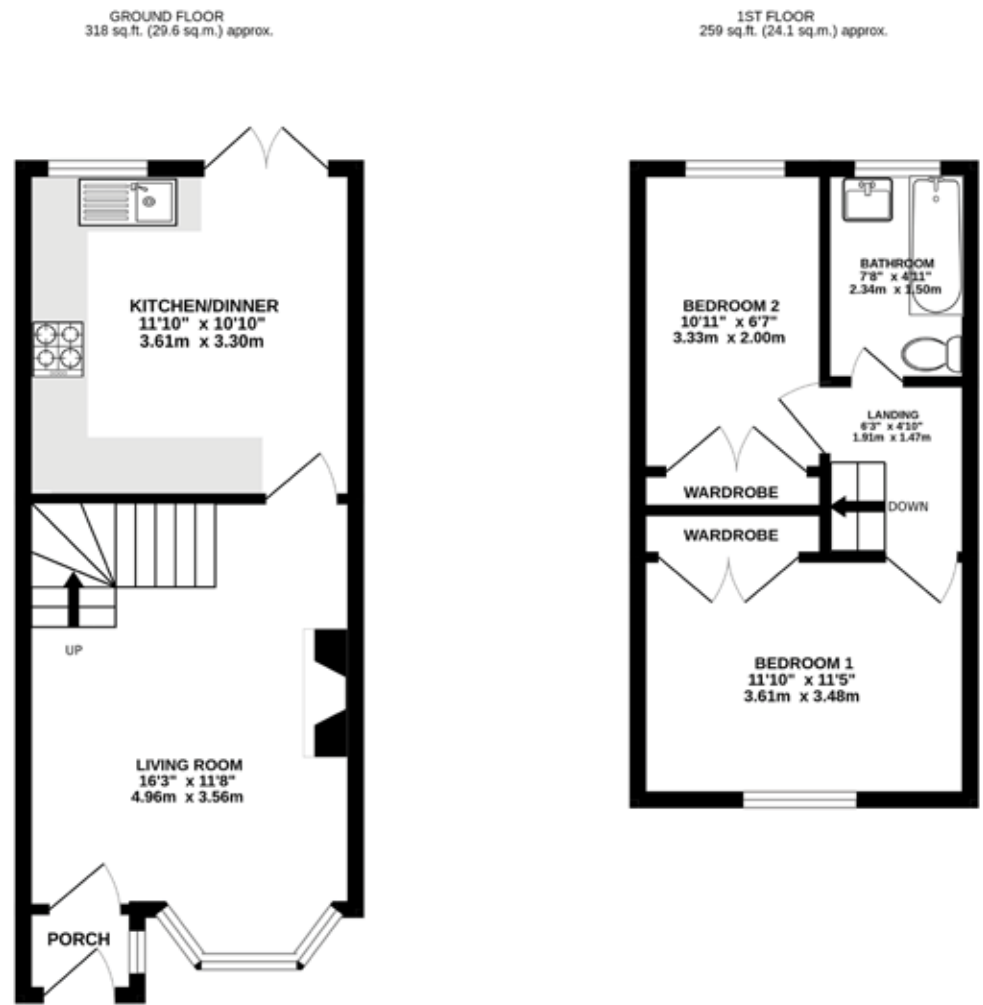


**15 SHARGATE CLOSE**  
Wilmslow  
**£325,000**



TOTAL FLOOR AREA: 577 sq.ft. (53.6 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.

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**NOTICE**  
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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 immaculate two double bedroom modern mews property boasting beautifully presented accommodation with a stylish dining kitchen, good-size South facing garden and two private parking spaces. Sold with no chain.

**GASCOIGNE HALMAN**

- Modern Mews Property
- Beautifully Presented Accommodation Throughout
- Two Double Bedrooms
- Stylish Shaker Style Dining Kitchen

- Contemporary Bathroom
- Private South Facing Garden
- Two Parking Spaces
- Popular And Convenient Location

**£325,000**

**15 SHARGATE CLOSE**

Wilmslow



#### DESCRIPTION

Situated on the popular and convenient 'Villas' development this well-presented modern property is perfect for first time buyers or downsizers with easy access to local amenities. Internally the property boasts immaculate presentation throughout and comprises an entrance porch opening to a large living room with feature bay-window, modern fireplace and stairs leading to the first floor. To the rear of the ground floor there is a superb Shaker style refitted dining kitchen with integrated appliances, tiled flooring and French doors opening to the rear garden.

To the first floor there are two double bedrooms, both with their own fitted wardrobes and both are served by a contemporary refitted bathroom with three piece suite. Externally to the front the property comes with two private parking spaces whilst to the rear there is a delightful South facing private garden with two patios, garden shed and well-stocked borders. The property enjoys a convenient setting moments from local amenities and services as well as excellent transport links and Handforth Dean shopping complex within a short drive.

#### 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 2GF

#### TENURE

Leasehold for 999 years from 01/01/1994 with a ground rent of £90 p.a. (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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**GASCOIGNE HALMAN**