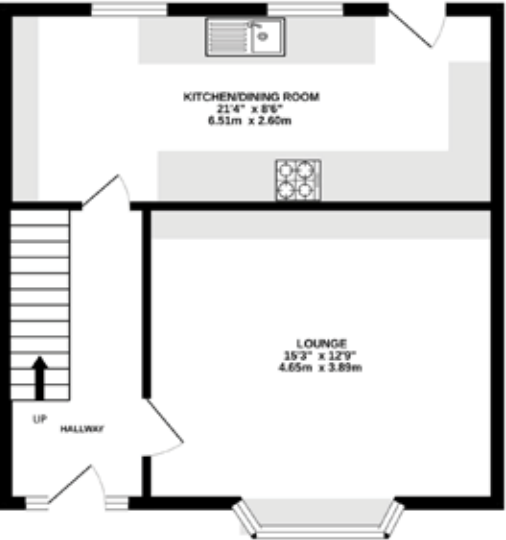
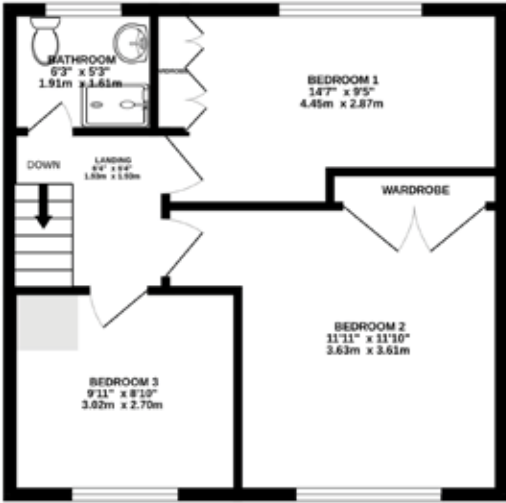


**3 EGERTON ROAD**  
Wilmslow  
**£330,000**

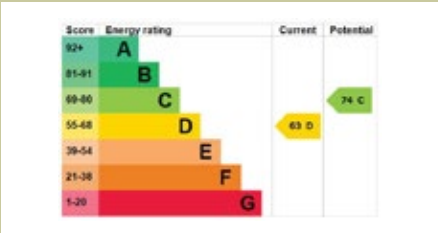
GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



**GASCOIGNE HALMAN**

A charming semi-detached property with three good sized bedrooms, generous reception room and a separate dining kitchen. Private lawned rear garden and spacious driveway to the front. Situated on a quiet road moments from renowned local schools and amenities.

- Well Appointed Semi-Detached Property
- Three Good Sized Bedrooms
- Ample Driveway Parking
- Lawned Rear Garden With Patio
- Popular Location Close to Schools & Amenities
- Available With No Onward Chain

**£330,000**

**3 EGERTON ROAD**

Wilmslow



#### DESCRIPTION

Situated in a popular location close to renowned local schools and amenities, this appealing semi-detached property is sure to be popular.

Internally the property comprises a welcoming entrance hallway, good-size front living room with feature fireplace and a separate dining kitchen. To the first floor there are three good sized bedrooms and a modern shower room with three piece suite serves all three bedrooms.

Externally, the property looks out on to a well-maintained lawned rear garden with patio area perfect for al fresco dining. To the front of the property there a spacious driveway providing ample off road parking for a number of cars.

#### 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 4DG

#### 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: B

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**