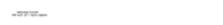
40 HAMPSON CRESCENT Handforth £315,000













TOTAL FLOOR AREA: 977 sq.ft. (90.7 sq.m.) approx

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.

THE AREAS LEADING ESTATE AGENCY

Wilmslow

40, Alderley Road, WILMSLOW SK9 1NY 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk

This well proportioned mid-terrace home benefits from well maintained accommodation which includes a large living room, fitted dining kitchen and three bedrooms. Close to all the amenities in the centre of Handforth.











DESCRIPTION

A three bedroom mid-terrace home benefiting from well proportioned accommodation throughout and conveniently located in Handforth with good proximity to excellent schools and local amenities.

The ground floor consists of an entrance hall, good sized living room, a fitted dining kitchen as well as a useful pantry and a utility room. The first floor of the property offers three spacious bedrooms with a modern bathroom with separate wc.

Externally, the property offers mature rear garden mainly laid with decked area and a summer house; as well as an outbuilding for additional storage. The front of the property offers a lawned garden with mature plants and path leading to the front door.









LOCATION

Located close to the centre of Handforth which provides for most day to day shopping requirements, with the nearby town of Wilmslow and the superstore developments catering for more comprehensive shopping needs and including a number of large retail outlets including John Lewis, Marks and Spencer, Sainsburys, Tescos etc. Commuting from Handforth is convenient with the nearby motorway network and the by-pass link. Manchester International Airport is within a short drive and Handforth railway station is within walking distance.

Sat-Nav: SK9 3HE

TENURE

Freehold. Subject to verification by solicitors.

Services have not been tested and you are advised to make your own enquiries and/or inspections.

Cheshire East. Property Band: B

VIEWING

Viewing strictly by appointment through the Agents.

