

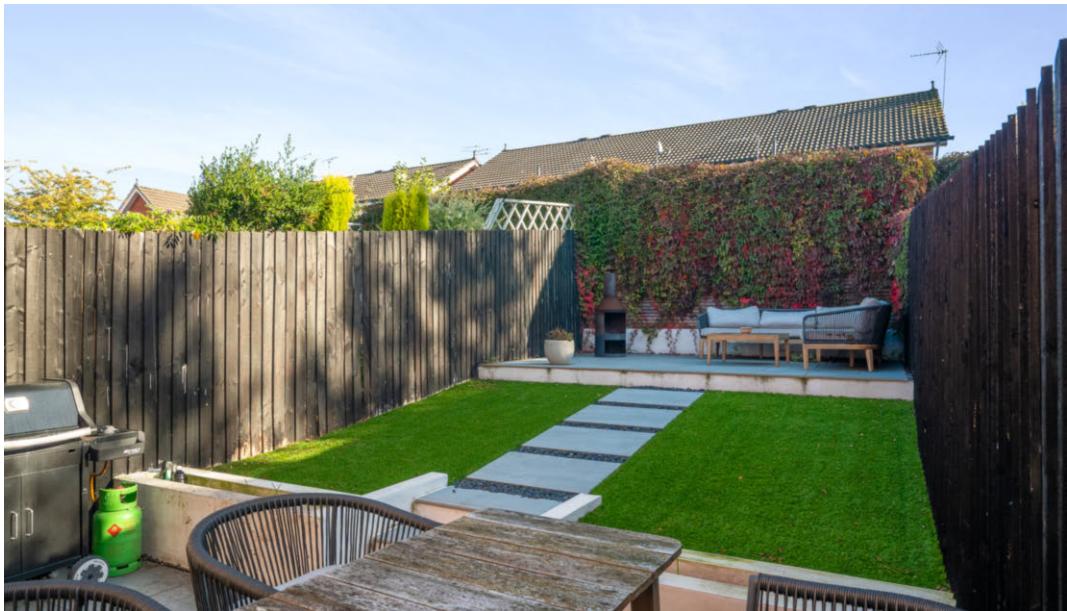


**GASCOIGNE  
HALMAN**

61 ALVESTON DRIVE, WILMSLOW SK9 2GA

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THE AREAS LEADING ESTATE AGENT



## 61 ALVESTON DRIVE, WILMSLOW SK9 2GA

**£325,000**

A stylish two double bedrooms modern mews property boasting immaculate presentation throughout, stunning refitted bathroom and kitchen, tastefully landscaped garden and off-road parking.

- Stylish Modern Mews Property
- Immaculate Presentation Throughout
- Two Large Double Bedrooms
- Stunning Refitted Bathroom
- Modern Refitted Kitchen With Siemens Appliances and Karndean Flooring
- Attractive Landscaped Garden





We are pleased to introduce this stylish and tastefully presented modern property which is sure to impress. Internally the property offers beautifully presented accommodation throughout and comprises an entrance vestibule opening to a good-size living room with feature bay-window and Karndean wood effect flooring. In addition to the ground floor there is a superb refitted modern dining kitchen with attractive units and Siemens appliances with French doors opening to the rear garden.

To the first floor there are two large double bedrooms, both offering their own fitted storage and both are served via a stunning refitted bathroom with three piece suite, Karndean wood effect flooring and contemporary tiling.

Externally, to the front there is a driveway providing off-road parking for two cars, whilst to the rear there is a delightful landscaped garden with private patio area for al fresco dining, artificial grass for ease of maintenance and fenced boundaries.

#### 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 2GA

#### TENURE

Leasehold for 999 years from 01/01/1994 with a ground rent of £200 p.a. with a £20 increase in 2035 (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

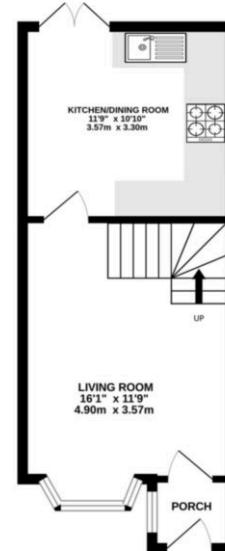
Cheshire East. Property Band: C

#### VIEWING

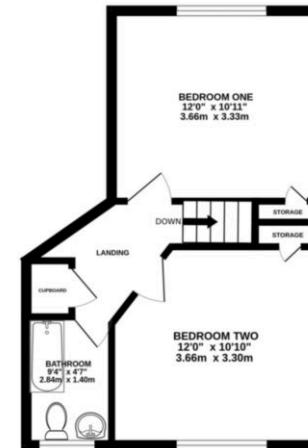
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC

GROUND FLOOR  
322 sq ft. (29.9 sq.m.) approx.

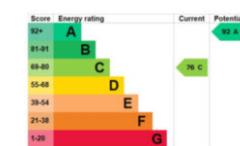


1ST FLOOR  
344 sq ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq ft. (61.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general guidance only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. The vendor, agent and their employees and sub-agents do not warrant or represent that any services, systems and appliances are in working order. Measurements are approximate and no responsibility is taken for any error, omission or inaccuracy. Made with MyFloorplans.com

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### WILMSLOW OFFICE

01625 536 434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

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HALMAN**