



**GASCOIGNE  
HALMAN**

6 ALBANY ROAD, WILMSLOW SK9 6LL

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THE AREAS LEADING ESTATE AGENT



## 6 ALBANY ROAD, WILMSLOW SK9 6LL

**£665,000**

**A truly superb semi-detached family home with three double bedrooms and two bathrooms. Extended to an uncompromising standard, positioned in a quiet cul-de-sac in a sought after South Wilmslow area.**

- Simply Stunning Semi-Detached Family Residence
- Renovated And Extended To A Very High Standard
- Light & Spacious Open-Plan Living-Dining Kitchen
- Three Double Bedrooms And Two Bathrooms
- Separate Utility Room and Downstairs WC
- Southerly Facing Rear Garden Laid To Lawn with Paved Patio
- Driveway With Ample Off Road Parking
- Quiet Cul-De-Sac Location in South Wilmslow



A simply stunning semi-detached family home presented to the highest of standards with an exceptional attention to detail.

Internally the property comprises: a welcoming entrance hallway with wooden flooring and staircase leading to the first floor and a front living room with feature fireplace with wood burner and attractive bay-window. A beautifully appointed open-plan dining kitchen occupies the rear of the ground floor and offers integrated appliances and breakfast bar, skylights in the vaulted ceiling and French doors opening onto the rear garden and patio. A study/snug, separate utility room and beautifully refitted modern downstairs wc accessed via the hallway complete the ground floor accommodation.

To the first floor there are three large double bedrooms. The principal bedroom is particularly impressive with fitted wardrobes, dressing area and a modern fitted en-suite. The remaining bedrooms are served by a bathroom accessed from the landing.

Externally, to the front there is an attractive driveway providing ample off road parking, whilst to the rear there is a generous sized, private Southerly facing garden mainly laid to lawn with paved patio, fenced boundaries and a wooden pergola for al fresco dining.

Please note: planning permission has previously been granted for a 2nd storey rear extension (East Cheshire Portal Ref: 18/2031M - now lapsed).

#### 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 6LL

#### 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.

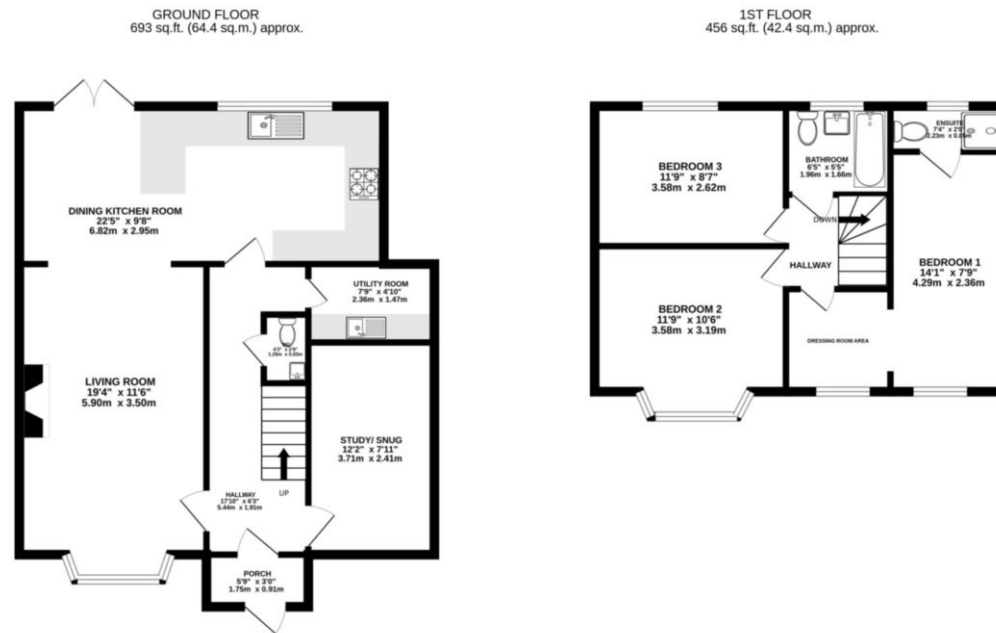
#### LOCAL AUTHORITY

Cheshire East. Property Band: C

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN AND EPC



TOTAL FLOOR AREA: 1149 sq.ft. (106.7 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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