



**GASCOIGNE
HALMAN**

32A THE CIRCUIT, WILMSLOW SK9 6DB

THE AREAS LEADING ESTATE AGENT



32A THE CIRCUIT, WILMSLOW SK9 6DB

Offers Over £625,000

An attractive, modern detached family home situated on a quiet cul-de-sac in a popular South Wilmslow location offering superb space (1968 Sq Ft) with five bedrooms, three bathrooms and a large rear garden.

- Modern Detached Family Home
- Spacious Accommodation Over Three Floors Measuring 1968 Sq Ft
- Five Bedrooms
- Three Modern Bathrooms
- Large Living-Dining Kitchen
- Large Rear Garden Measuring Over 90 ft In Length





This contemporary family home offers spacious and well-presented accommodation over three floors boasting an impressive 1968 Sq ft and comprises internally; welcoming entrance hallway, useful understairs storage cupboard and downstairs wc, large front living room with bay-window and wall mounted fireplace. In addition there is a superb large living-dining kitchen with modern units, integrated appliances and two sets of French doors opening to the rear garden. There is also a separate utility room which is accessed via the kitchen. The ground floor accommodation benefits from underfloor heating.

To the first floor there are three bedrooms including two large double bedrooms and a further single bedroom. Bedroom one comes with an en-suite shower room whilst the remaining two bedrooms are served by a stylish family bathroom with both bath and separate shower facilities. To the second floor there are two good-size double bedrooms, both offering generous eaves storage, serviced by a modern shower room.

Externally, to the front there is a driveway providing ample off-road parking, with gated side access which leads to a very large rear garden with patio area and well stocked borders.

The property enjoys a superb location on a quiet cul-de-sac in South Wilmslow close to local amenities and reputable primary schools.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. 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 stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 6DB

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.

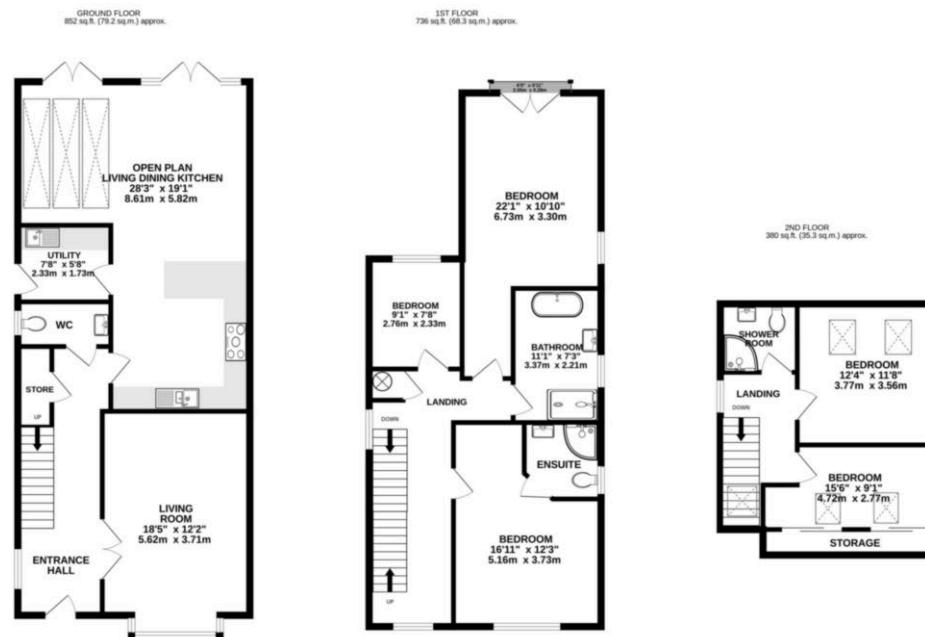
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1968 sq ft. (182.8 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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