



**GASCOIGNE
HALMAN**

35 THE CIRCUIT, WILMSLOW SK9 6DA

THE AREAS LEADING ESTATE AGENT



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£650,000

A handsome 1930's semi-detached property offering tastefully extended and beautifully presented accommodation with four bedrooms, two modern bathrooms and a superb stylish dining kitchen. Situated on a quiet and popular cul-de-sac in South Wilmslow close to local amenities and Ashdene Primary school.

- Attractive 1930's Property
- Beautifully Presented Accommodation Throughout
- Superb Extended Living-Dining Kitchen
- Two Stylish Bathrooms
- Four Bedrooms
- Private South Facing Garden With Putting Green
- Sought After South Wilmslow Location On A Quiet Cul-De-Sac





This attractive traditional home has been thoughtfully extended and enhanced to a high standard throughout to create a light and airy stylish property, in a sought after location.

Internally the property offers 1311 sq ft and comprises a welcoming entrance hallway with underfloor heating which gives access to the refitted modern shower room, separate utility room and useful understairs storage.

To the rear of the ground floor there is a superb open-plan, extended, living-dining kitchen with central island, high quality integrated appliances, ceiling lantern, built-in media, underfloor heating and contemporary sliding doors to the rear garden. In addition the kitchen opens to a separate dining area, with French doors, which in turn opens to the living room with feature fireplace and attractive bay-window with plantation shutters.

To the first floor there are four bedrooms with the main bedroom having a walk-in wardrobe and attractive bay-window. A stunning refitted family bathroom completes the first floor accommodation.

Externally, to the front there is a flagged driveway providing ample off-road parking with double gated side access which leads to a delightful, private South facing garden with patio area, personalised putting green and fenced boundaries.

It is worth noting that the property has been subject to a full re-wire, newly fitted roof, new kitchen and bathrooms, new central heating and external landscaping.

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 6DA

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.

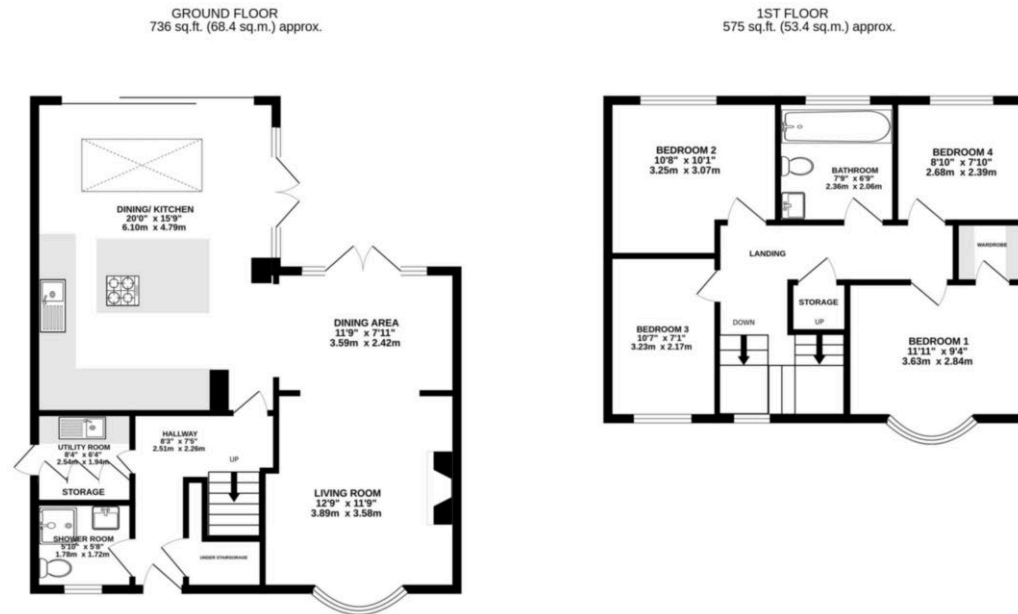
LOCAL AUTHORITY

Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN AND EPC



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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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