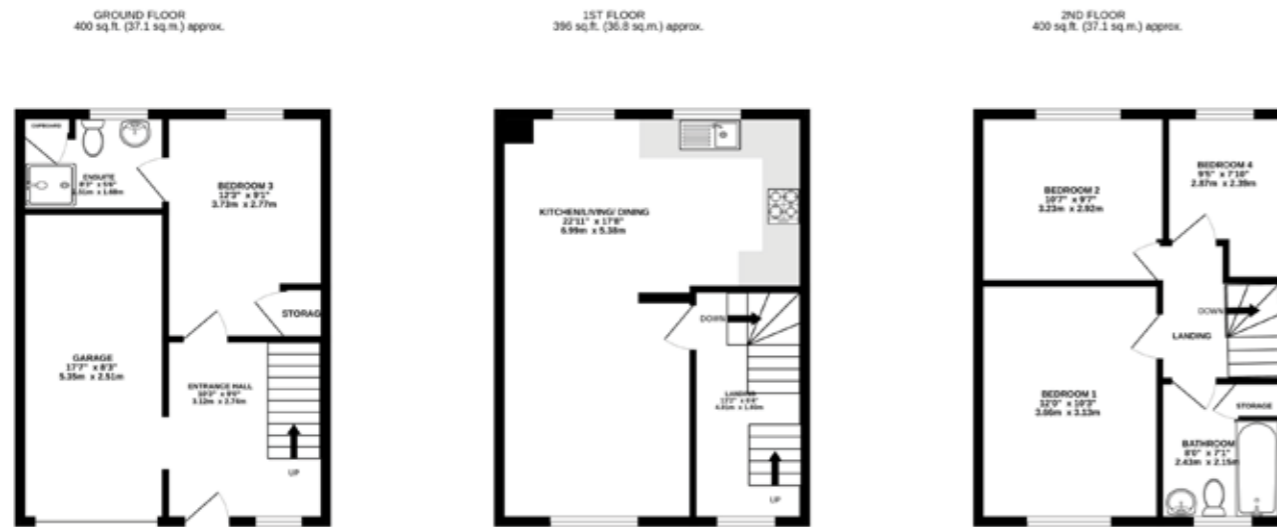


**5 RYDAL MEWS**  
Manchester Road, Wilmslow  
**£349,950**



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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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**NOTICE**  
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



A well-presented four bedroom, two bathroom townhouse forming part of a small development close to Wilmslow town centre with off-road parking, integral garage and attractive communal gardens. Sold with NO CHAIN.

**GASCOIGNE HALMAN**

- Spacious Townhouse
- Four Bedrooms and Two Bathroom/Shower Rooms
- Integral Garage and Attractive Communal Gardens
- No Upward Chain
- Townhouse on a Small Development
- Close To Wilmslow Centre

**£349,950**

**5 RYDAL MEWS**

Manchester Road, Wilmslow



#### DESCRIPTION

Rydal Mews is a small development only 0.8 miles from Wilmslow town centre with easy access to excellent transport links, Manchester Airport and The Carrs Park. Internally the property offers spacious accommodation over three floors and comprises; welcoming entrance hallway with stairs to the first floor and access to the integral garage. In addition to the ground floor there is a good-size double bedroom with refitted en-suite shower room.

To the first floor there is a superb, large living-dining room with a modern refitted kitchen and stairs leading to the second floor which offers three further bedrooms and a

refitted bathroom with three piece suite.

Externally to the front there is a driveway providing off-road parking with some additional visitor parking nearby, whilst to the side of the property there is a well-maintained communal garden.

Please note: there is a service charge of £1000 p.a. (subject to verification by solicitors).

#### 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 2JH

#### TENURE

Leasehold for 999 years from 11/10/1991 (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: E

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



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