



**GASCOIGNE
HALMAN**

18 FAIRBOURNE AVENUE, WILMSLOW SK9 6JQ

THE AREAS LEADING ESTATE AGENT



18 FAIRBOURNE AVENUE, WILMSLOW SK9 6JQ

GUIDE PRICE: £875,000

A beautifully presented detached family home offering tastefully extended and spacious accommodation with four bedrooms, three reception rooms and an attractive Westerly facing landscaped garden. Situated on a highly desirable quiet cul-de-sac in a prime South Wilmslow location.

- Charming Detached Family Home
- Highly Desirable Position Within South Wilmslow
- Beautifully Presented And Tastefully Extended
- Extended Ground Floor With Three Reception Rooms
- Four Bedrooms And Two Modern Bathrooms
- Stunning Westerly Facing Gardens
- Off-Road Parking And Garage
- Close To Wilmslow Town Centre And Popular Local Schools





Occupying an enviable position within South Wilmslow, this superb family home offers spacious and well-presented accommodation only a short walk to Wilmslow town centre and local reputable primary schools.

Internally the accommodation comprises a welcoming entrance hallway with useful cloaks cupboard, 20 ft living room with parquet flooring, attractive bay-window, feature fireplace with wood burning stove and door access to the rear garden, a separate dining room which also enjoys a feature bay-window and parquet flooring is located to the front of the ground floor.

In addition there is a stylish refitted breakfast kitchen with integrated appliances, pantry and garden views, which leads to the ground floor extension with a rear hallway providing access to the integral garage, refitted utility room, contemporary shower room and a delightful family room which offers French doors and panoramic views of the landscaped gardens.

To the first floor there is a good sized landing with access to eaves storage, four bedrooms, the master with fitted furniture, and a stylish family bathroom.

Externally, to the front there is a manicured lawn with attractive flowerbeds, spacious driveway providing off-road parking and access to the integral garage, with side access leading to a stunning landscaped garden with flagged patio, well-maintained lawn with well-stocked flowerbeds as well as an additional raised composite decked seating area, perfect for al fresco dining with a Westerly aspect and plenty of room to extend and enhance further (subject to permissions).

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 6JQ

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.

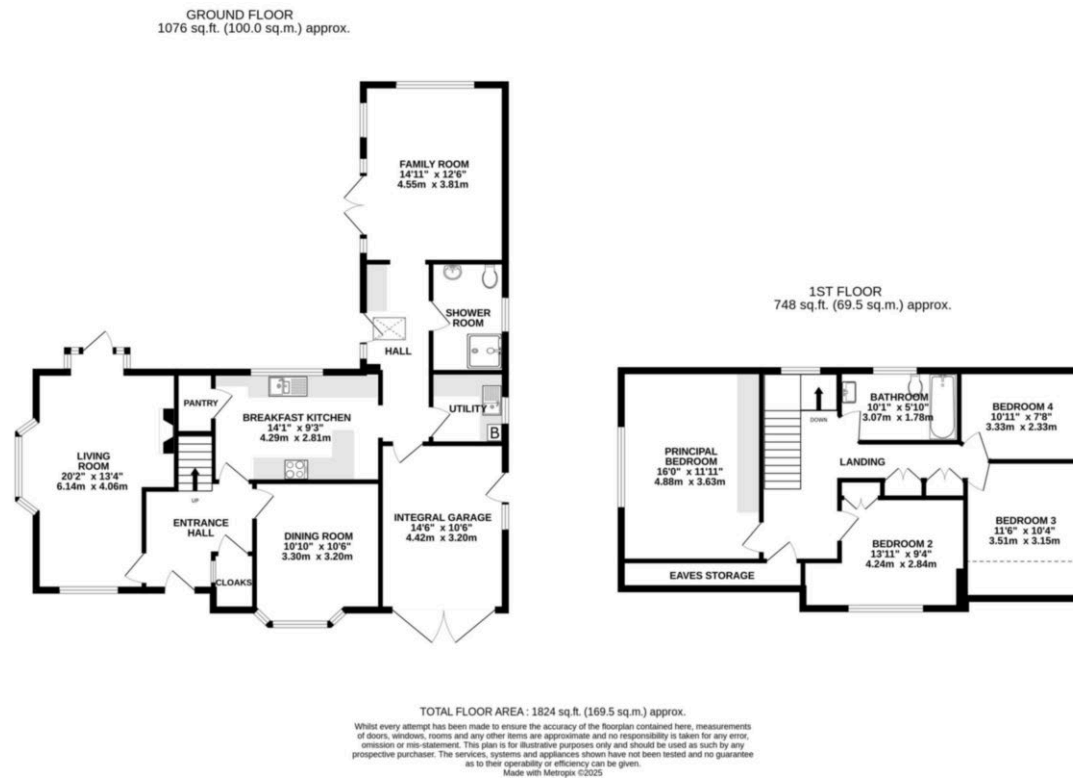
LOCAL AUTHORITY

Cheshire East. Property Band: F

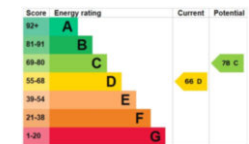
VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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