

2 Westgate  
Wilmslow



Andrew J Nowell  
& Company



## 2 Westgate, Fulshaw Park, Wilmslow, SK9 1QQ

A substantial extended family home occupying a corner plot on this secluded cul-de-sac in South Wilmslow.

- Corner Plot
- 5 Bedrooms
- Over 2,400 sq.ft
- No onward chain.

Westgate is a charming, secluded cul-de-sac situated in this desirable South Wilmslow setting.

Number 2 occupies a generous corner plot and has been substantially extended over the years and offers spacious and well-balanced accommodation throughout.

On the ground floor is the entrance hall with cloakroom WC off, large dual aspect living room with central fireplace which opens through to the dining room, breakfast kitchen with traditional units and integrated appliances, utility room and integral double garage.

To the first floor are five well-proportioned bedrooms and two bathrooms (1 en-suite).

The property has been well-maintained but offers great potential for modernisation or further remodelling (subject to the necessary consent).

Externally the property is approached via a driveway offering off road parking and leading to the integral double garage.





There are generous gardens which wrap around the front, side and rear of the property and consist of large lawns, mature trees and hedges and a sizeable stone flaged patio.

Benefitting from a desirable and secluded position within South Wilmslow whilst retaining easy access to the town centre. The town offers everything for day-to-day needs, bars and restaurants and the train station with rail links to Manchester and London, the motorway network is within easy reach as is Manchester International Airport.

The property is offered for sale with no onward chain.

### Important Information

What 3 Words - [///port.locals.brick](http://port.locals.brick)

Council Tax - G

EPC Rating - D

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk\*: Very Low Risk of flooding

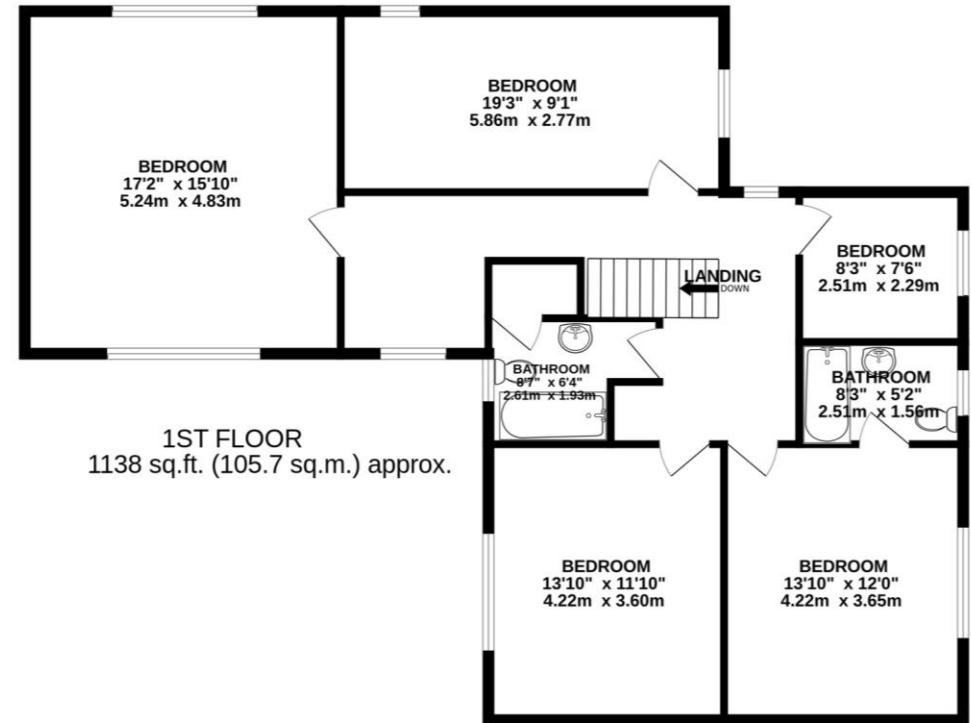
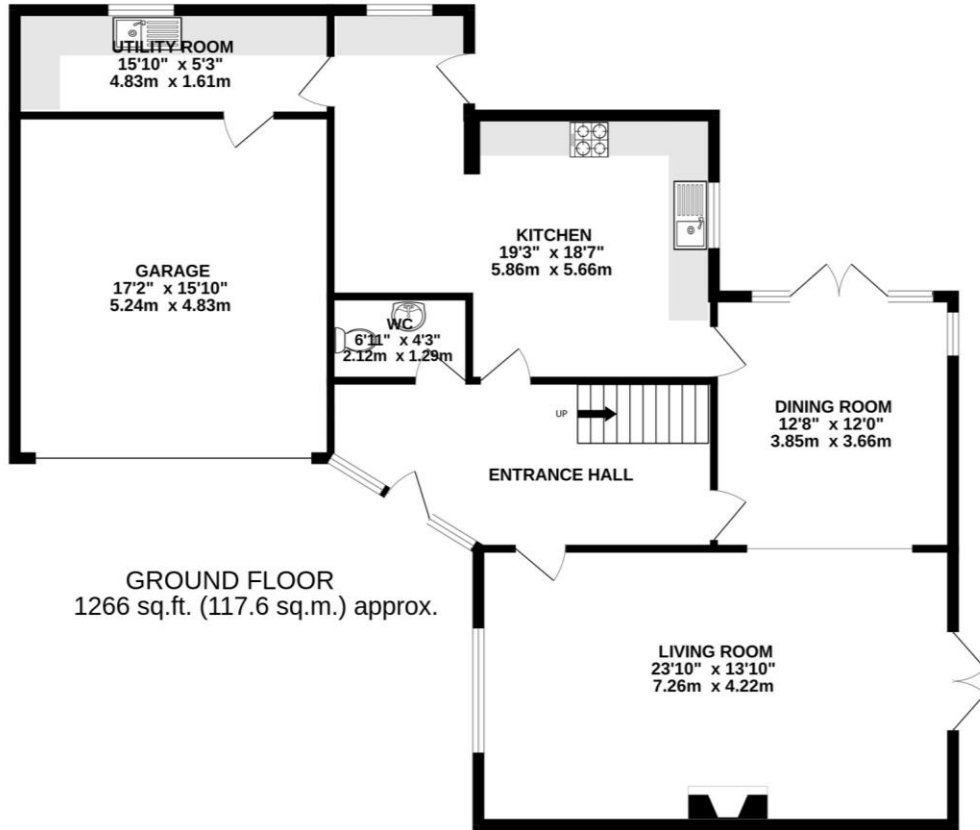
Broadband\*\*: Superfast Broadband available at the property

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited availability indoors.

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



**TOTAL FLOOR AREA : 2404 sq.ft. (223.3 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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