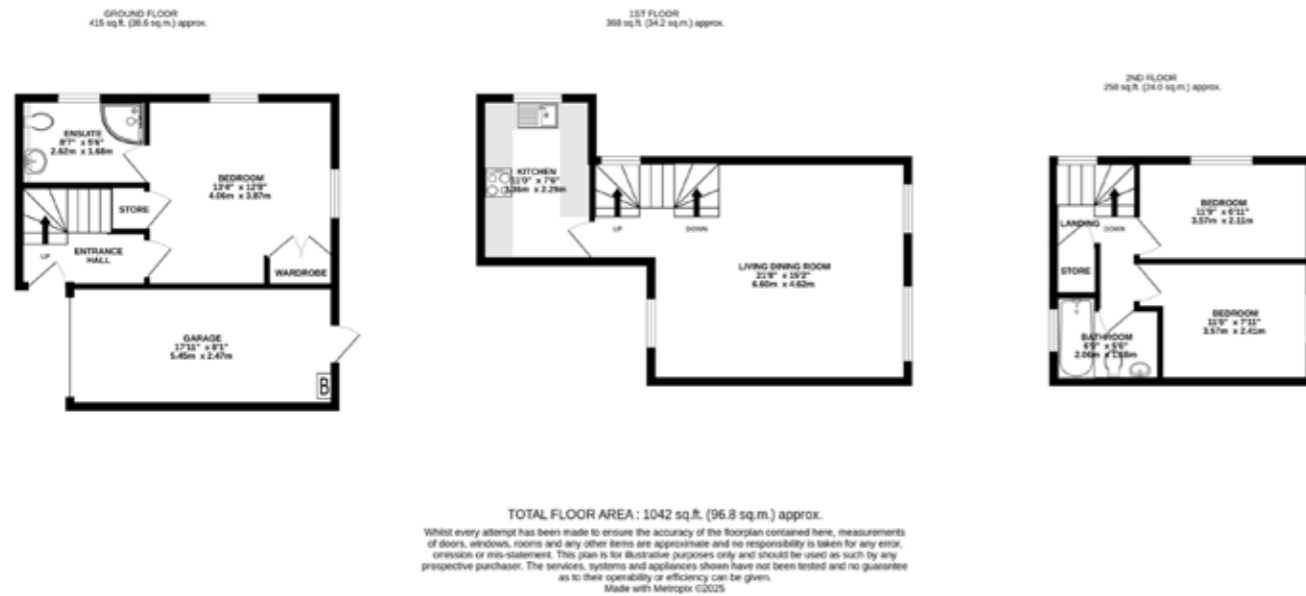


**2 RYDAL MEWS**  
 Manchester Road, Wilmslow  
**£325,000**



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Wilmslow  
 40, Alderley Road, WILMSLOW SK9 1NY  
 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A spacious townhouse within a small development close to Wilmslow. Three double bedrooms plus an open-plan dining-lounge with separate kitchen. Private lawned garden plus secure garage parking. Available with NO CHAIN.

- Townhouse Within Small Development
- Three Double Bedrooms & Two Bathrooms
- Spacious Open-Plan Living-Dining Room

- Private Lawned Rear Garden
- Secure Garage Plus Residents Parking
- Available With No Onward Chain

**£325,000**

**2 RYDAL MEWS**

Manchester Road, Wilmslow



**DESCRIPTION**

We are pleased to introduce this spacious townhouse which offers light and airy accommodation over three floors.

The property comprises a welcoming entrance hallway, a superb main bedroom with stylish en-suite shower room. To the first floor there is a light and bright open-plan living-dining room to the rear, plus a separate kitchen with a range of attractive modern units and integrated appliances. The second floor offers two further double bedrooms both being served by a family bathroom with three piece suite.

Externally, to the front there is access to an integral garage plus residents parking, and gated side access which leads to a delightful rear garden mainly laid to lawn with a good degree of privacy with mature borders.

The property also enjoys a convenient and popular location close to Wilmslow centre as well as easy access to local amenities and shops.

Please note: the current service charge is £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 15/03/1991 (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.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**