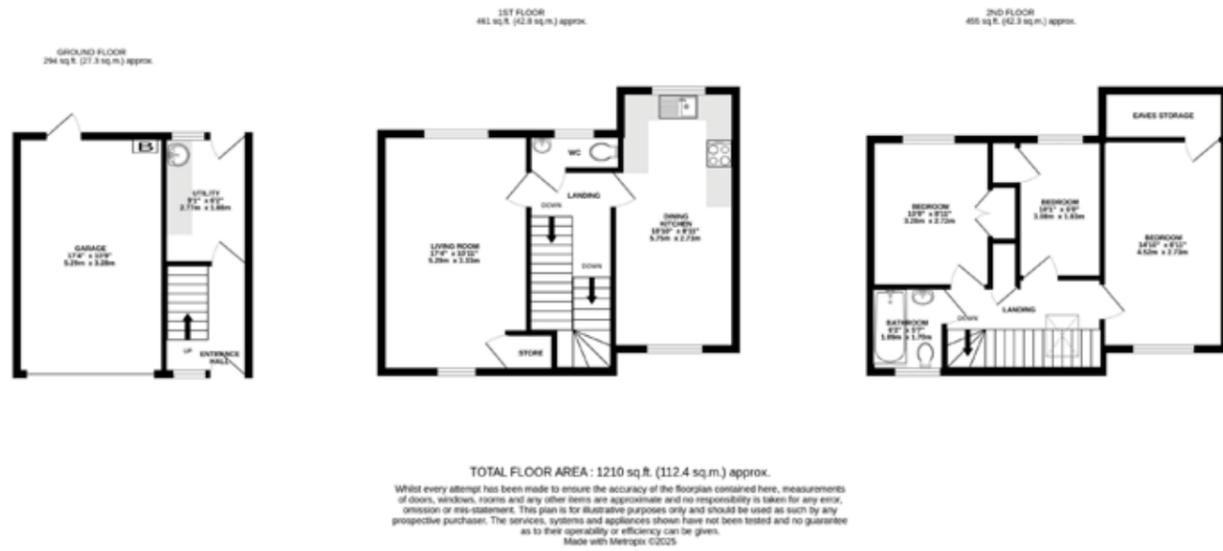


**3 RYDAL MEWS**  
 Manchester Road, Wilmslow  
**£312,950**



**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



**GASCOIGNE HALMAN**

A spacious townhouse within a small development close to Wilmslow centre. Three bedrooms plus a spacious living room with a separate dining kitchen. Private patio area, mature communal garden and secure garage parking. Available with NO CHAIN.

- Townhouse Within Small Development
- Three Bedrooms & Family Bathroom
- Spacious Living Room & Separate Dining Kitchen

- Private Patio & Communal Garden
- Secure Garage Plus Residents Parking
- Available With No Onward Chain

**£312,950**

**3 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 and a utility room with access to the rear patio area. To the first floor there is a light and bright living room plus a separate dining kitchen with a range of attractive modern units and integrated appliances and also a wc on this floor, whilst to the second floor there are three good sized bedrooms all being served by a family bathroom with three piece suite.

Externally, to the front there is access to an integral garage plus residents parking. To the rear there is a private patio area and access to the communal garden.

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 13/09/1991 (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**