



**GASCOIGNE
HALMAN**

93 HAWTHORN STREET, WILMSLOW SK9 5EJ

THE AREAS LEADING ESTATE AGENT



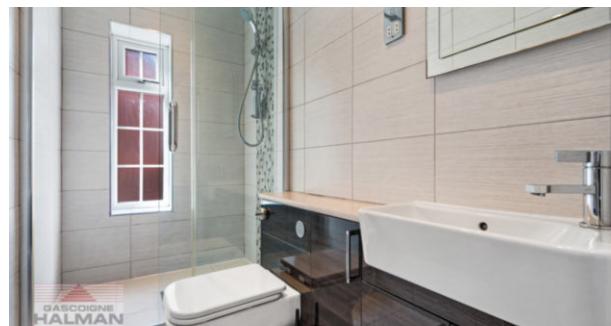
93 HAWTHORN STREET, WILMSLOW SK9 5EJ

£475,000

An immaculately presented three bedroom period property with extended accommodation over three floors moments from the heart of Wilmslow town centre and with off road parking. ****NO ONWARD CHAIN****

- Available With NO ONWARD CHAIN
- Immaculately Presented Period Property
- Three Double Bedrooms & Two Bathrooms
- Extended Accommodation Over Three Floors
- Driveway Parking To The Front
- Close To The Centre Of Wilmslow & Amenities





This attractive period property has been extended and enhanced to the highest of standards to create a modern and stylish property with high quality fixtures and fittings over three floors.

Internally the property comprises a welcoming entrance hallway with door through to the good sized front living room. There is an extended living-dining kitchen with a range of base and eye level units as well as a breakfast bar, with the sitting area boasting a vaulted ceiling with skylights and French doors opening up on to the patio and garden.

To the first floor there are two double bedrooms, with the largest bedroom offering a range of fitted wardrobes, and a stylish en-suite shower room with high quality fittings. The modern family bathroom benefits from a three piece suite with shower over the bath. To the second floor there is a light and bright third bedroom with large skylight.

Externally, to the front there is a driveway providing off-road parking, whilst to the rear there is a private garden mainly laid to a patio for al fresco dining and with mature borders.

LOCATION

Conveniently situated within a few minutes walk 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 5EJ

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: C

VIEWING

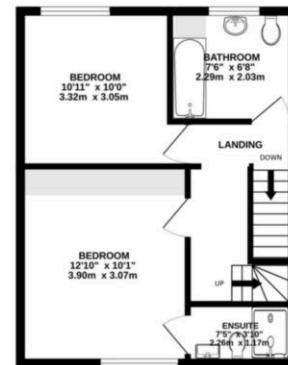
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

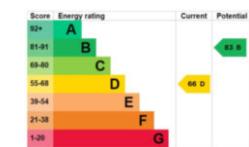


2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.7 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. The illustrations and floorplans are for guidance only and must not 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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