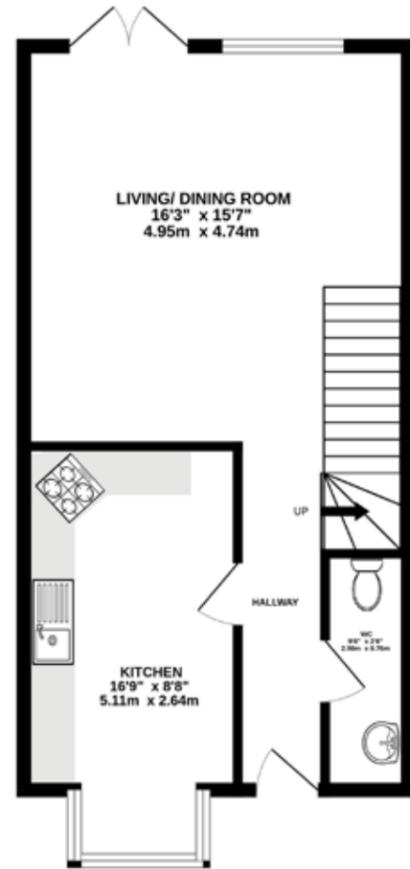


4 THE LAWNS
Cumber Lane, Wilmslow
£390,000

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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.
Made with Metropix 02026



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

An attractive 'Cheshire Brick' modern property offering three bedrooms, two bathrooms and a private South facing garden. The property enjoys a prime South Wilmslow location within easy reach of Wilmslow town centre and close to countryside walks. The property benefits from off-road parking and is sold with no chain.

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Attractive Cheshire Brick Modern Property
- Three Bedrooms
- Two Bathrooms
- Main Bedroom With En-Suite Shower Room

- Large Living-Dining Room With French Doors To The Rear Garden
- Private South Facing Garden
- Off-Road Parking
- Popular South Wilmslow Location Close To Local Schools And Useful Amenities

£390,000

4 THE LAWNS
Cumber Lane, Wilmslow



DESCRIPTION

Nestled in a quiet and popular South Wilmslow location, 'The Lawns' is a small modern development consisting of only five select properties with off-road parking and easy access to local amenities and reputable primary schools. Internally the accommodation comprises a welcoming entrance hallway with wooden flooring which runs throughout the ground floor, downstairs wc and stairs leading to the first floor. In addition there is a fitted kitchen with integrated appliances and a spacious living-dining room with feature fireplace and French doors opening to the rear garden.

To the first floor there are three bedrooms including two large double bedrooms, both boasting fitted wardrobes and the main bedroom having the added benefit of its own en-suite shower room. The third bedroom is a generous single bedroom, perfect for a study or child's bedroom and a fitted family bathroom with three piece suite completes the first floor accommodation. Externally, to the front there is a driveway providing off-road parking as well as additional communal parking on the development, whilst to the rear there is a delightful private South facing garden with patio and fenced boundaries. The property enjoys a superb location, close to local amenities, Chapel Lane with its variety of independent shops

and services as well easy access to delightful countryside walks towards Mobberley and beyond.

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 6EB

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: D

VIEWING

Viewing strictly by appointment through the Agents.

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



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