



**GASCOIGNE
HALMAN**

7 SANDRINGHAM WAY, WILMSLOW SK9 5QJ

THE AREAS LEADING ESTATE AGENT



7 SANDRINGHAM WAY, WILMSLOW SK9 5QJ

£400,000

A spacious townhouse within a small development in the centre of Wilmslow. Three double bedrooms plus an open-plan dining-lounge with separate kitchen. Private rear garden plus garage and driveway parking for two cars.

- Just off the High Street in Wilmslow
- Beautifully Presented Townhouse
- Three Double Bedrooms & Two Bathrooms
- Spacious Open-Plan Living-Dining Room
- Private Rear Garden With Mature Borders
- Driveway Parking Plus Integral Garage
- Central Wilmslow Location Close To Amenities





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 superb main bedroom with built in wardrobes. It has a stylish en-suite shower room and an adjoining conservatory which is currently used as a study. The first floor offers two further double bedrooms, the larger of the two benefitting from built in wardrobes, and both being served by a family bathroom with three piece suite. To the second floor there is a light and bright open-plan living-dining room with vaulted ceiling, plus a separate kitchen with a range of attractive modern units and integrated appliances.

Externally to the front there is a driveway with parking for two cars and an integral garage. The conservatory at the back of the house, leads out onto a delightful rear garden with a good degree of privacy and mature borders.

The property also enjoys a convenient and popular location in the centre of Wilmslow with easy access to local amenities and shops.

LOCATION

Conveniently situated in 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, which is withing walking distance, 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 5QJ

TENURE

Leasehold for 999 years from 01/01/1982 with a ground rent of £50 per annum (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.

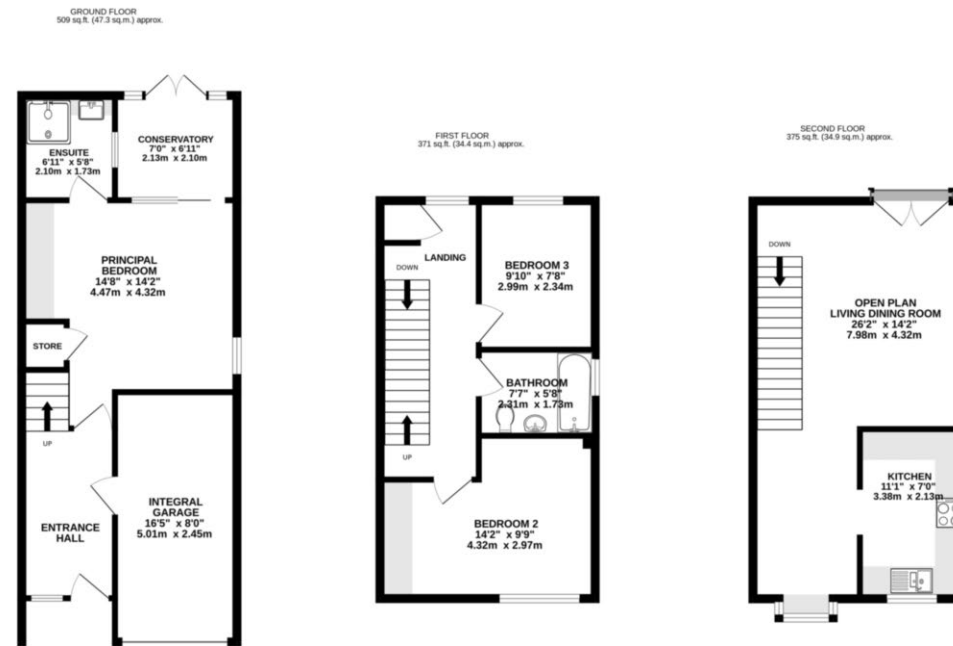
LOCAL AUTHORITY

Cheshire East. Property Band: E

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 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 for 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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