



**GASCOIGNE  
HALMAN**

12 COLSTONE CLOSE, WILMSLOW SK9 2TF

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THE AREAS LEADING ESTATE AGENT



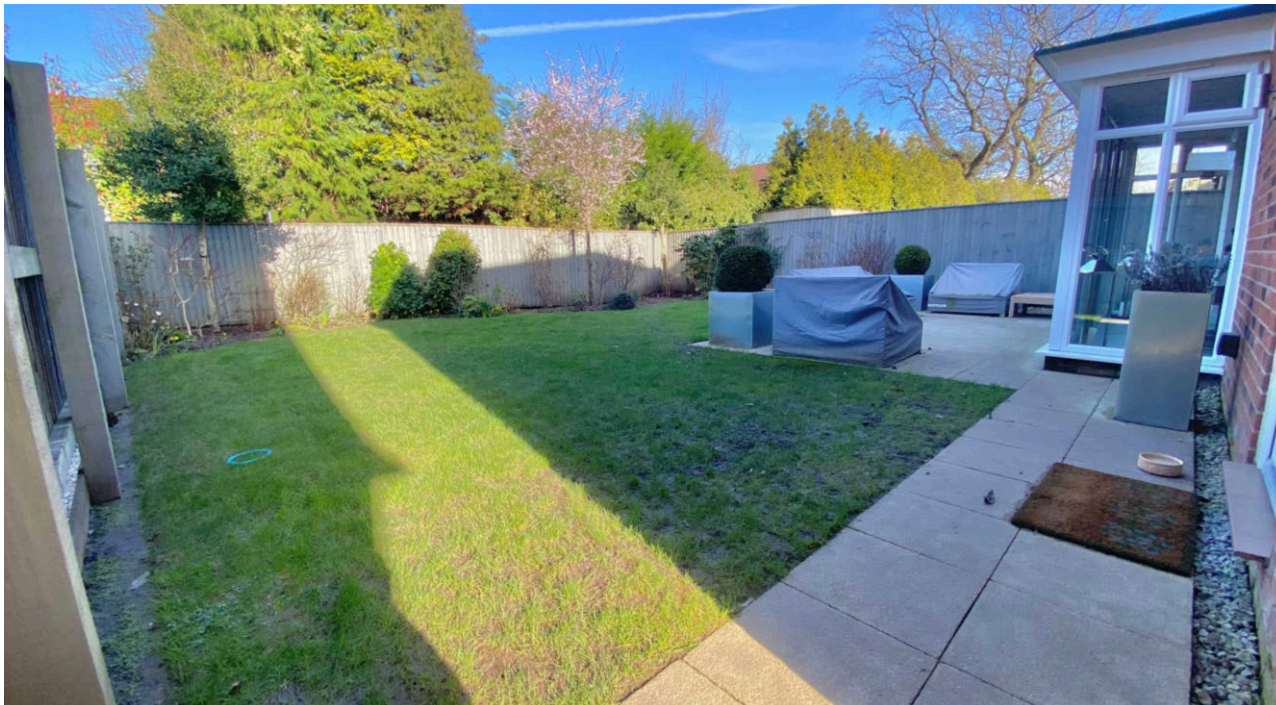
## 12 COLSTONE CLOSE, WILMSLOW SK9 2TF

**£675,000**

**An immaculately presented four bedroom modern detached family home situated within a small cul-de-sac on the ever popular Bollin Park development.**

- QUIET CUL-DE-SAC LOCATION
- FORMING PART OF THE EXCLUSIVE BOLLIN PARK DEVELOPMENT, OFF ADLINGTON ROAD
- FOUR DOUBLE BEDROOM. TWO BATH/SHOWER ROOM DETACHED FAMILY HOME
- IMMACULATEDLY PRESENTED THROUGHOUT
- OPEN-PLAN LIVING-DINING KITCHEN
- STYLISH INTERIOR





This stunning four bedroom house is spaciouly arranged over two floors with an open-plan living-dining-kitchen and a superb lounge with dual aspect windows. Beautifully presented throughout, the property is ideally positioned for an excellent range of local amenities and schools, and also within easy reach of Wilmslow train station which offers direct links to London Euston.

In brief, the property offers an entrance hallway, downstairs WC with good storage space, a fabulous, bright living room to the front and an open-plan kitchen-dining-living area with patio doors opening to the rear garden. A utility room can be found off the kitchen and there is also the benefit of a large garage which could be converted into a second reception room (subject to appropriate permissions).

To the first floor there is a large and spacious landing and the principal bedroom offers ample fitted wardrobe space and an en-suite shower room. Bedrooms two and three are both double rooms, again offering fitted wardrobes, and the fourth bedroom, which is currently being used as an office, is plenty big enough to fit a double bed. A smart four piece family bathroom suite completes the accommodation.

Externally, to the front of the property there is ample off road parking with a small landscaped garden area and the garage providing extra parking or storage, whilst to the rear there is a well proportioned garden being mainly laid to lawn with a good sized patio area.

#### **LOCATION**

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. 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 stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

#### **DIRECTIONS**

Sat-Nav: SK9 2TF

#### **TENURE**

Leasehold for 155 years from 01/03/2015. Ground rent £450 p.a. Subject to verification by solicitors.

#### **SERVICES**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

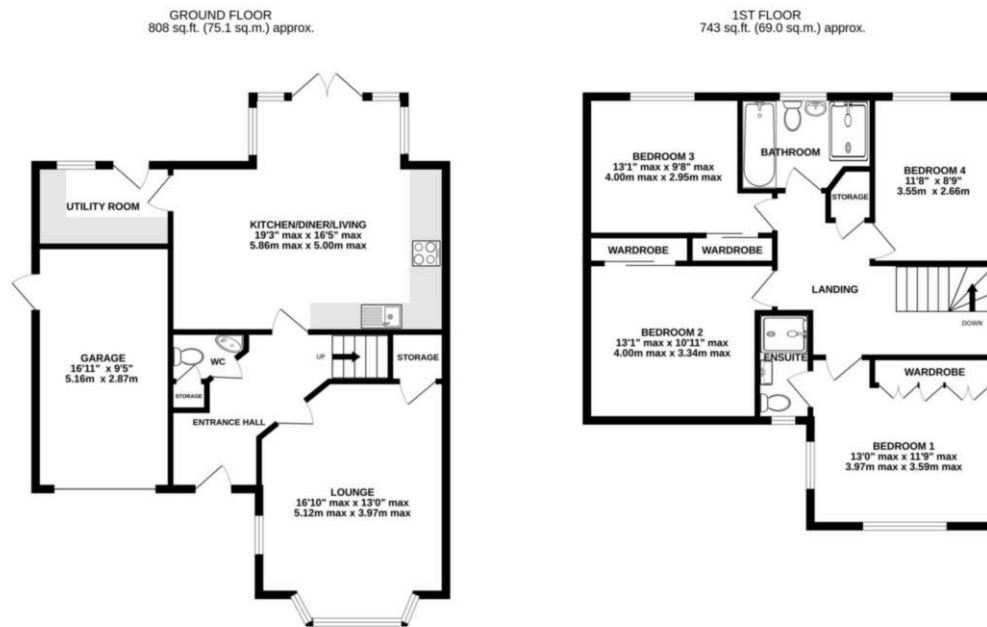
#### **LOCAL AUTHORITY**

Cheshire East. Property Band: G

#### **VIEWING**

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 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.  
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