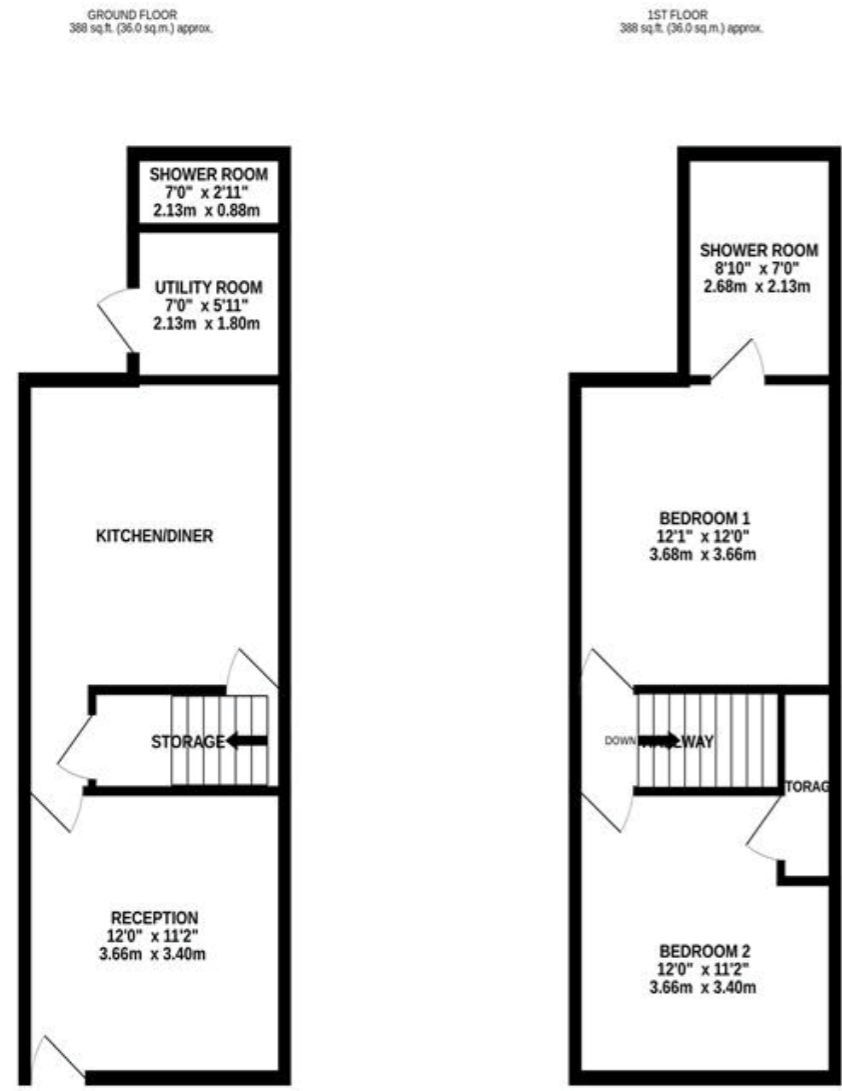


BRAEMAR
 Morley Green Road, Wilmslow
£380,000



TOTAL FLOOR AREA: 776 sq. ft. (72.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metriplan (2024)



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they 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



An attractive period end cottage conveniently positioned in the desirable village of Morley Green within easy reach of Wilmslow town centre, boasting well-presented accommodation complemented by countryside views, with two double bedrooms, two bathrooms and a stylish dining kitchen. Good-size garden and off-road parking.

GASCOIGNE HALMAN

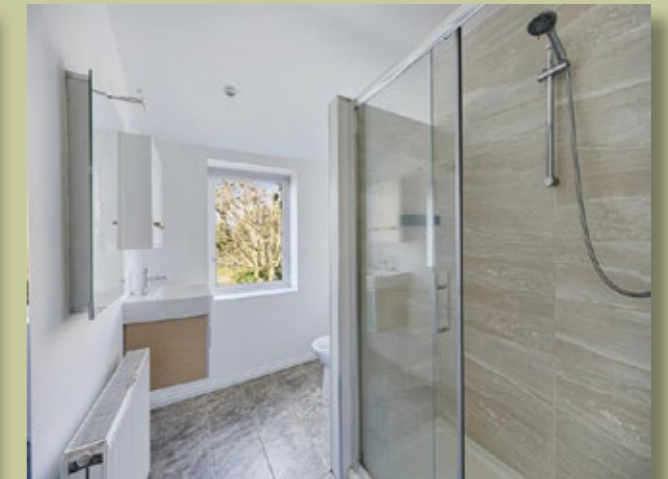
- Attractive Period End Cottage
- Renovated And Improved Throughout
- Two Large Double Bedrooms
- Two Shower Rooms
- Stylish Refitted Shaker Style Dining Kitchen

- Countryside Views
- Off-Road Parking
- Desirable Location Close To Wilmslow Town Centre And Open Countryside Walks

£380,000

BRAEMAR

Morley Green Road, Wilmslow



DESCRIPTION

Braemar' is a handsome period end cottage which has been tastefully enhanced and renovated by its current owners and is sure to be popular with buyers looking for a semi-rural location with open countryside surrounding, but the added benefit of being within easy reach of Wilmslow town centre, Mobberley village and excellent transport links. Internally the property comprises; good-size front living room, modern refitted dining kitchen with attractive Shaker style units, oak work surfaces, integrated appliances, wooden flooring and authentic feature fireplace, giving door access to the rear fitted utility room and downstairs shower room.

To the first floor there are two large double bedrooms, both enjoying open countryside views with bedroom two boasting its own set of fitted wardrobes and bedroom one offering a refitted modern en-suite shower room. In addition there is a spacious loft which is ripe for conversion (subject to the relevant permissions) with several nearby properties converting their loft space successfully in recent years. Externally there is a gated front garden which gives access to the front door, whilst to the rear of the property there is a drive providing ample off-road parking, good-size garden with artificial grass and an attractive walled boundary. The property is sold with no vendor chain.

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 5NY

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. Drainage is to a shared septic tank.

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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