

74 KNUTSFORD ROAD
 Wilmslow
£395,000



TOTAL FLOOR AREA : 1341 sq.ft. (124.5 sq.m.) approx.

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THE AREAS LEADING ESTATE AGENCY

A spacious and characterful period property, situated in a prime South Wilmslow position only a short walk to Wilmslow town centre and boasting spacious and versatile accommodation over three floors with two double bedrooms, two reception rooms, generous cellars and useful loft room.

Wilmslow
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GASCOIGNE HALMAN

- Striking Period Property
- Spacious And Versatile Accommodation Over Three Floors Measuring 1341 Sq Ft
- Two Double Bedrooms

- Two Reception Rooms
- Useful Loft Room And Spacious Cellars
- Prime South Wilmslow Location Close To The Town Centre, Reputable Schools And Train Station

£395,000

74 KNUTSFORD ROAD

Wilmslow



DESCRIPTION

This substantial period terrace enjoys a popular residential location close to local reputable schools, Wilmslow town centre and train station and offers generous proportions throughout. Internally the property boasts an impressive 1341 sq ft with tremendous scope to enhance and add-value.

The property approached via a walled gated frontage opening to a large courtyard style front garden. Internally the property offers a good-size living room with period feature fireplace, ceiling coving and wooden flooring which runs throughout the ground floor. A separate dining room flows through from the living room and a fitted

kitchen with door access to the outside completes the ground floor.

To the first floor there are two generous double bedrooms, the main bedroom being particularly large in size with a feature fireplace. A refitted family bathroom with modern tiling and three piece suite serves both bedrooms.

The property also has the added benefit of a part converted loft room, 16ft in length with a Velux window, as well as spacious cellars located via the dining room which are perfect for conversion (subject to permissions).

To the rear of the property there is a private Courtyard style garden and off-road parking. 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 6JD

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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