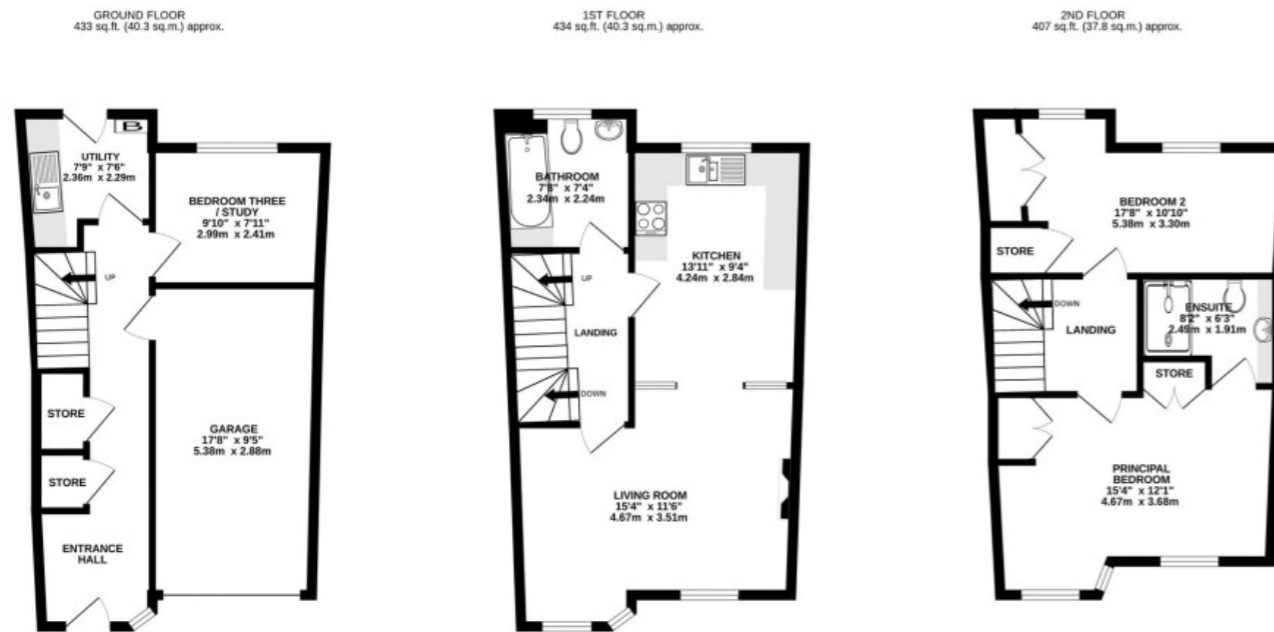
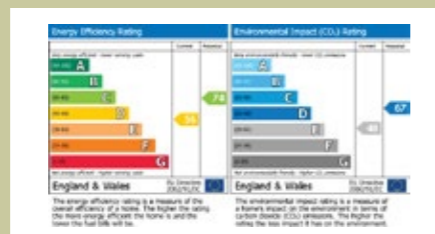


34 RIVER STREET
Wilmslow
OFFERS OVER
£400,000



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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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NOTICE
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THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

A spacious townhouse within a small development close to the centre of Wilmslow. Three good sized bedrooms plus an open-plan living room & kitchen with separate utility room. Private rear garden plus garage and driveway parking. Available with no onward chain.

- Townhouse Within A Small Development
- Spacious Open-Plan Living Room & Kitchen
- Three Good Sized Bedrooms & Two Bathrooms
- Private & Secure Rear Garden

- Driveway Parking Plus Integral Garage
- Central Wilmslow Location Close To Amenities
- Available With No Onward Chain

**OFFERS OVER
£400,000**

34 RIVER STREET
Wilmslow



This spacious townhouse offers light and airy accommodation over three floors close to the centre of Wilmslow.

The property comprises a welcoming entrance hallway, a good sized third bedroom, the separate utility room with access to the rear garden as well as access to the integral garage.

To the first floor there is a light and bright open-plan living-dining room which has views to the front over the River Bollin towards St Bartholomew's Parish Church.

This opens up to the kitchen which has a range of base and eye level units and integrated appliances. The family bathroom has a three piece suite with shower over the

bath. The second floor offers two further double bedrooms, both of which benefit from built in wardrobes, with the larger of the two boasting an ensuite shower room.

Externally to the front there is a driveway with parking plus access to the integral garage. While to the rear of the property is a private and secure garden mainly laid to gravel with a patio for ease of maintenance.

LOCATION

The property also enjoys a convenient and popular location directly opposite the Carrs country park, with excellent walks and close to the centre of Wilmslow with easy access to local amenities and shops. 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 4AB

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. Council tax Band: F

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN