



**GASCOIGNE
HALMAN**

**GASCOIGNE
HALMAN**

11 BIRCH AVENUE, WILMSLOW SK9 5JE

THE AREAS LEADING ESTATE AGENT



11 BIRCH AVENUE, WILMSLOW SK9 5JE

£800,000

A beautifully presented detached family home which has been tastefully extended and meticulously renovated to the highest of standards offering four bedrooms and three bathrooms. Situated on a sought after cul-de-sac moments from Wilmslow town centre.



- Beautifully Presented Detached Family Home
- Tastefully Renovated And Extended To A High Standard
- Four Double Bedrooms and Three Stylish Bathrooms
- Large Living Room With Log Burning Stove
- Large Breakfast Kitchen With Central Island And Integrated Appliances
- Superb Extended Dining/Family Room With Vaulted Ceiling And Bi-Folding Doors
- Separate Home Office And Utility Room



This impressive detached family home offers stylish and spacious accommodation with an exceptional attention to detail throughout and is sure to impress those looking for a beautifully presented property in a convenient and popular location with easy access to Chapel Lane and only a short stroll to Wilmslow town centre.

In recent years the property has undergone a comprehensive programme of total renovation including a new roof, windows and electrics as well as a 'back to brick' internal transformation to create a superb family home.

The accommodation at ground floor comprises a welcoming entrance hallway with herringbone wooden flooring and stairs leading to the first floor, a downstairs modern shower room is accessed via the hallway as well as a large living room which boasts a feature fireplace with log burning stove and fitted book shelving.

In addition there is a good-size contemporary breakfast kitchen with central island, premium integrated appliances and wine cooler, which follows through to a superb extended dining and family room with attractive vaulted ceiling, Velux windows and bi-folding doors along with a floor to ceiling window with door, both opening out to the raised garden area. A separate home office/study and fitted utility room completes the ground floor accommodation.

To the first floor the landing gives access to four double bedrooms, with bedrooms two and three offering their own bespoke fitted wardrobes and the main bedroom boasting its own luxury en-suite with freestanding bath. A stylish refitted shower room serves the remaining three bedrooms. The property also has the added benefit of a fully boarded good-size loft, perfect for additional storage.

Externally, the property offers an attractive walled boundary and a large driveway providing off-road parking whilst to the rear there is a delightful landscaped rear garden, mainly laid to lawn with two patio areas, perfect for entertaining and al fresco dining.

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 5JE

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.

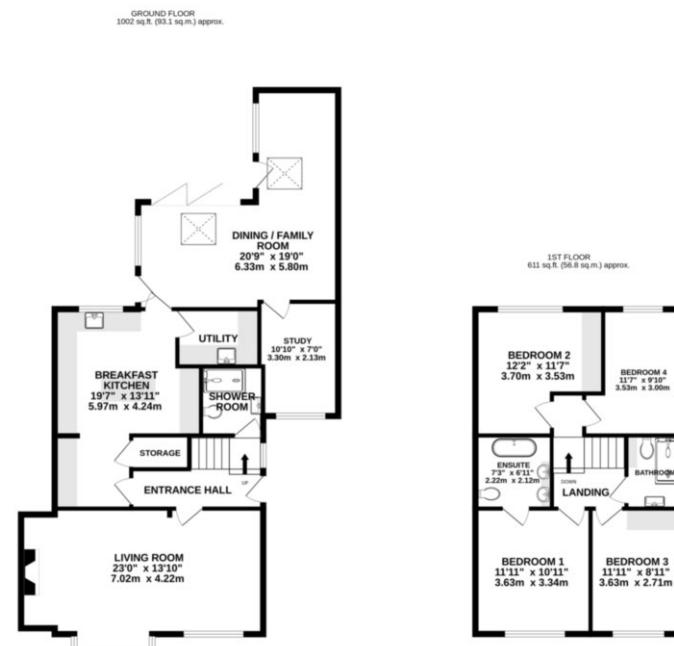
LOCAL AUTHORITY

Cheshire East. Property Band: E

VIEWING

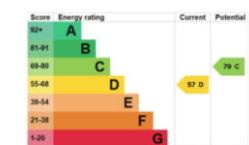
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 1613 sq ft. (148.9 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans, dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should satisfy themselves as to the correctness of these details.
© 2020 Made with Meropia. 02020

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



WILMSLOW OFFICE

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

**GASCOIGNE
HALMAN**