



**GASCOIGNE
HALMAN**

14 EDEN CLOSE, WILMSLOW SK9 6BG

THE AREAS LEADING ESTATE AGENT



14 EDEN CLOSE, WILMSLOW SK9 6BG

£775,000

Situated at the head of a quiet and popular cul-de-sac in a prime South Wilmslow location, this detached family home enjoys open parkland views to the rear with four bedrooms, two bathrooms and a large Westerly facing lawned garden to the rear.

- Spacious Detached Family Home
- Extensive Westerly Facing Rear Garden
- Four Bedrooms And Two Bathrooms
- Three Reception Rooms
- Modern Breakfast Kitchen
- Off-Road Parking And Single Garage
- Large Plot Giving Scope To Extend And Develop Further
- Prime South Wilmslow Location On A Quiet Cul-De-Sac





Enjoying an attractive aspect overlooking 'The Temp' recreational fields to the rear, this superb detached family home boasts a fabulous location in South Wilmslow with easy access to local reputable schools, beautiful countryside walks and Wilmslow town centre.

Internally the property comprises; welcoming entrance hallway, large living room which opens to a further dining/sitting room with french doors opening to a large conservatory with garden views, modern breakfast kitchen with access to a separate utility room and downstairs wc. In addition there is a further family room which could be used as a home office or play room for the kids.

To the first floor there are four bedrooms and two bathrooms and a separate wc, with the main bedroom offering an en-suite shower room and attractive views over the garden and fields beyond.

Externally to the front there is a driveway providing off-road parking for three cars and giving access to the single garage whilst to the rear there is an extensive lawned garden and raised decked area perfect for entertaining and Al fresco dining with bags of space to extend and develop further subject to the relevant permissions.

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 6BG

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

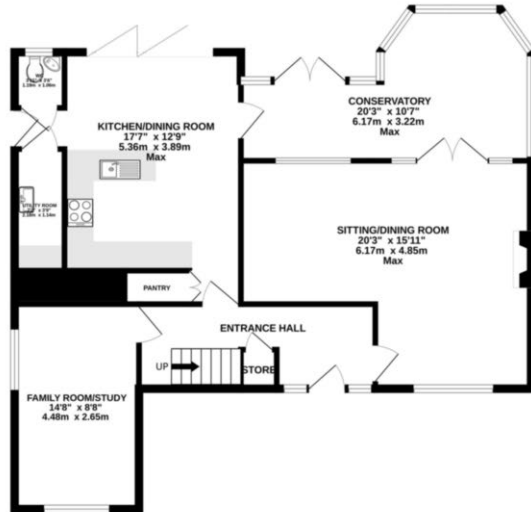
Cheshire East. Property Band: F

VIEWING

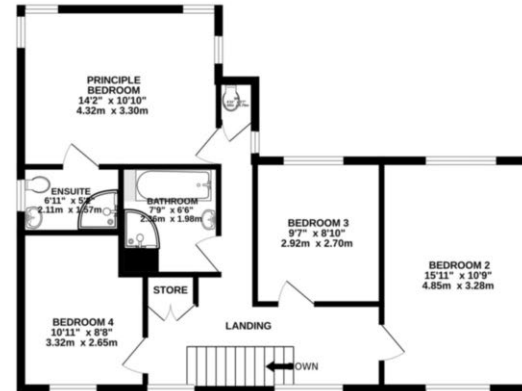
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 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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