



**GASCOIGNE
HALMAN**

48 HAZELWOOD ROAD, WILMSLOW SK9 2QA

THE AREAS LEADING ESTATE AGENT



48 HAZELWOOD ROAD, WILMSLOW SK9 2QA

£625,000

A modern detached family home situated on a sought after residential road boasting four bedrooms, two bathrooms and a large private plot giving further scope to extend and develop further. Off-road parking and garage.

- Modern Detached Family House
- Sought After Residential Road on Popular Development
- Well Presented Accommodation Throughout
- Four Bedrooms and Two Modern Bathrooms
- Large Private Plot Giving Potential to Extend/Develop Further (subject to permissions)
- Walking distance to Town Centre and Train Station
- Spacious Driveway and Integral Garage
- Superb Private Rear Garden with Good Size Patio





We are pleased to introduce this attractive modern detached family home which boasts well-presented accommodation throughout situated in a convenient and popular location close to local amenities and excellent transport links within walking distance to Wilmslow town centre and train station.

Internally the property comprises; welcoming entrance hallway with wood effect flooring, stairs leading to the first floor, door access to the integral garage and useful storage cupboard. In addition there is a superb, large 27ft living-dining room with feature fireplace and bay-window.

To the rear of the ground floor there is a good-size breakfast kitchen with a range of fitted units, integrated appliances, breakfast bar and French doors opening to the rear garden. Accessed via the kitchen is the separate utility room and downstairs wc.

To the first floor there are four bedrooms, the main bedroom offering its own modern en-suite shower room with a further refitted contemporary bathroom serving the remaining three bedrooms.

Externally to the front there is a spacious driveway providing ample off-road parking and access to the integral garage with gated side access leading to a superb private generous rear garden with good-size patio, perfect for alfresco dining, garden shed, fenced boundaries and a high degree of privacy.

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 2QA

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.

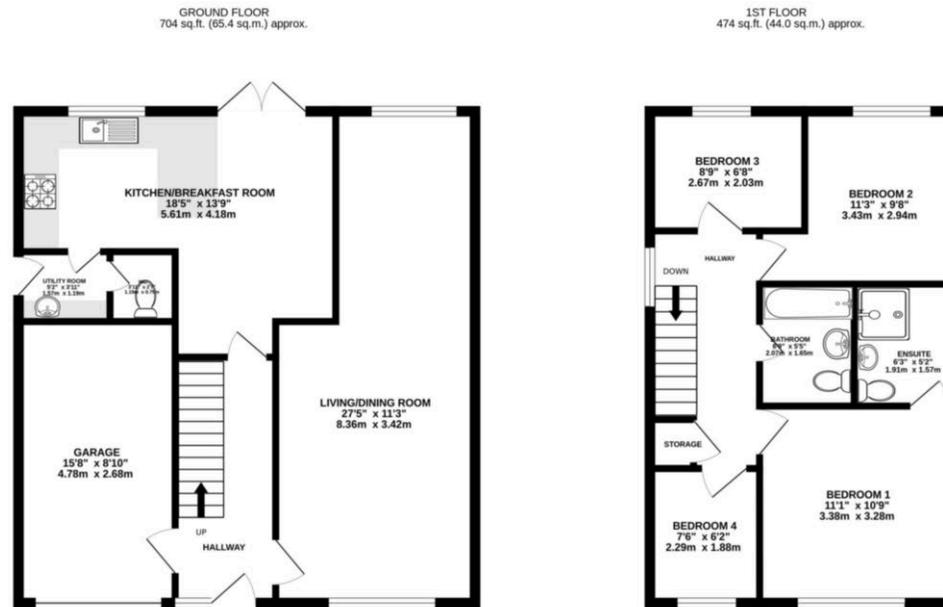
LOCAL AUTHORITY

Cheshire East. Property Band: E

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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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