



**GASCOIGNE
HALMAN**

2 SUNNYBANK DRIVE, WILMSLOW SK9 6DY

THE AREAS LEADING ESTATE AGENT



2 SUNNYBANK DRIVE, WILMSLOW SK9 6DY

£475,000

A handsome period cottage occupying a large corner plot boasting thoughtfully extended accommodation with three bedrooms, three reception rooms and ample off-road parking. Situated on a quiet and popular cul-de-sac in a prime South Wilmslow location.

- Attractive Period Cottage
- Thoughtfully Extended And Enhanced
- Three Bedrooms
- Three Reception Rooms
- Generous Corner Plot
- Ample Off-Road Parking and Garage
- Large Landscaped Rear Garden
- Prime South Wilmslow Location





Sunnybank Drive enjoys a popular and convenient location equidistant from Wilmslow and Alderley Edge and within easy walking distance of Ashdene and Lindow primary schools as well as pleasant countryside walks.

This charming period cottage has been thoughtfully extended and improved over recent years by its current owners to create a spacious and versatile home complemented by a large private plot.

Internally the property comprises; entrance porch opening to a cosy living room with oak shelving and attractive bay-window, separate dining room, fitted kitchen which flows into the impressive extended family room which boasts vaulted ceiling, Velux windows and French doors opening to the rear garden. A separate downstairs WC and a utility room complete the ground floor accommodation.

To the first floor there are three bedrooms, the main bedroom being a good-size double room with its own en-suite wash room, whilst bedrooms two and three are decent single rooms. There is scope to remodel the two smaller bedrooms into one large double bedroom. A refitted modern shower room serves all three bedrooms.

Externally the property offers a good-size corner plot with off-road parking to the front and side, a large landscaped rear garden with artificial grass, patio and garage with power, as well as a private vegetable patch to the rear and useful outbuildings.

LOCATION

The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

DIRECTIONS

Sat-Nav: SK9 6DY

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.

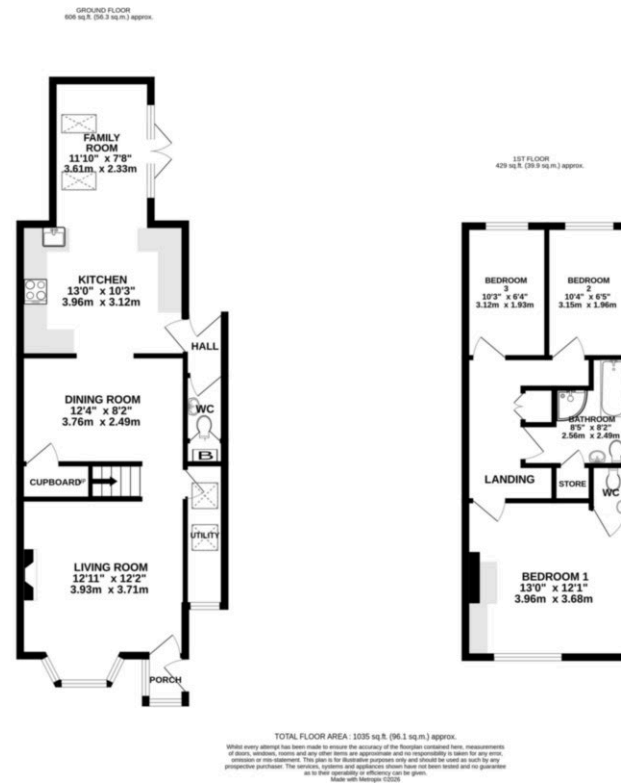
LOCAL AUTHORITY

Cheshire East. Property Band: C

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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