



**GASCOIGNE
HALMAN**

7 SUFFOLK DRIVE, WILMSLOW SK9 4DE

THE AREAS LEADING ESTATE AGENT



7 SUFFOLK DRIVE, WILMSLOW SK9 4DE

£450,000

A deceptively spacious semi detached family home with extended accommodation situated on a quiet cul-de-sac. Four bedrooms, two bathrooms and a private South facing garden. Available with no vendor chain.

- Immaculately Presented Detached Home
- Four Bedrooms & Two Bathrooms
- Double Storey Extension to Rear
- Private Low Maintenance Rear Garden
- Quiet Cul-De-Sac Location
- Available With No Onward Chain





This beautifully presented modern semi detached property offers spacious accommodation in a highly desirable and convenient position with easy access to Wilmslow town centre and train station as well as excellent transport links for the commuter.

With extended accommodation, the property now offers entrance porch opening to a good-size living room with stairs leading to the first floor. To the front of the ground floor there is a separate snug and to the rear is a dining room with French doors that open up on to the South facing garden. A fully fitted kitchen with a range of base and wall units includes an integrated fridge, dishwasher and a freestanding range cooker. Door access leads to the separate utility room and downstairs wc.

To the first floor the landing gives access to the four good sized bedrooms all of which benefit from built in fitted wardrobes. All four bedrooms are serviced by a modern fitted bathroom plus a further separate shower room.

Externally to the front there is a spacious driveway providing ample off road parking with side access leading to the delightful landscaped South facing garden with large paved patio for alfresco dining and artificial grass for ease of maintenance.

The property is available with no vendor chain.

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 4DE

TENURE

Leasehold for 999 years from 11/08/1978 with a ground rent of £40 p.a. (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.

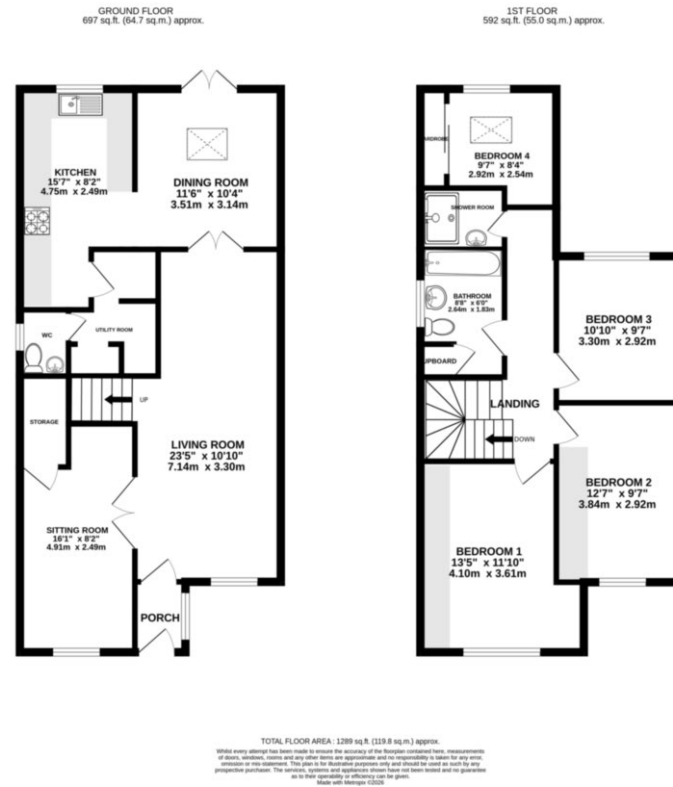
LOCAL AUTHORITY

Cheshire East. Property Band: C

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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