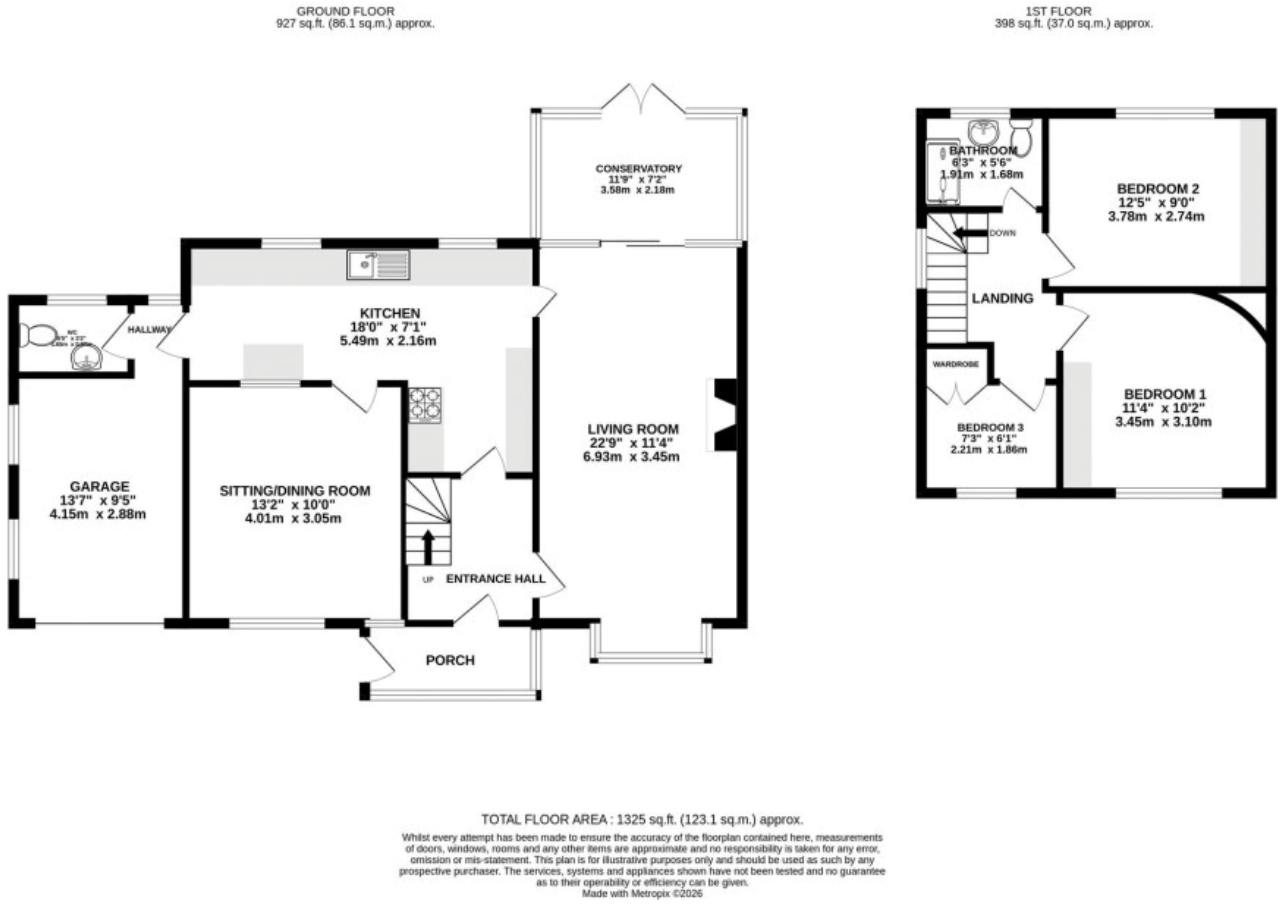


8 SYLVAN AVENUE
Wilmslow
GUIDE PRICE
£450,000



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.

THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

A spacious bay-fronted semi-detached home situated in a quiet cul-de-sac in a prime South Wilmslow location, in need of modernisation the property is perfect for those looking to create and tailor their own property.

- Bay-Fronted Semi-Detached Property
- In Need Of Modernisation
- Three Bedrooms
- Two Reception Rooms
- Prime South Wilmslow Location
- Quiet Cul-De-Sac
- Private Garden, Off Road Parking And Garage
- No Chain

GUIDE PRICE
£450,000

8 SYLVAN AVENUE
Wilmslow



Nestled within a highly sought-after and tranquil cul-de-sac in prime South Wilmslow, this bay-fronted semi-detached property presents an outstanding opportunity for buyers seeking a home with tremendous potential. Offered with no onward chain, the house is in need of modernisation, allowing the new owners to tailor the accommodation to their own tastes and requirements. The property features a classic semi-detached layout, with a welcoming entrance hall leading to two generously sized reception rooms. The front reception room is enhanced by a striking bay window, while the rear reception room offers flexible space ideal for family living, dining, or entertaining. The kitchen, positioned

at the rear of the property, could be reimagined as a contemporary culinary space, with scope for reconfiguration or extension (subject to the necessary consents). Upstairs, there are three bedrooms and a family bathroom and separate WC, also offering scope for refurbishment and modernisation to create a stylish and functional suite. Additional features include off-road parking to the front, a single garage (providing secure storage or workshop potential), and a private garden, all of which enhance the appeal and practicality of the property. The quiet cul-de-sac setting in a popular South Wilmslow location ensures a peaceful living environment, while the location places the property within easy reach of excellent local amenities, highly regarded schools, and convenient

transport links to Wilmslow town centre and beyond. This is a rare chance to acquire a home in a prime South Wilmslow address, with the freedom to add value and create a bespoke living environment to suit individual needs.

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 6LR

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.. Council tax band: D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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