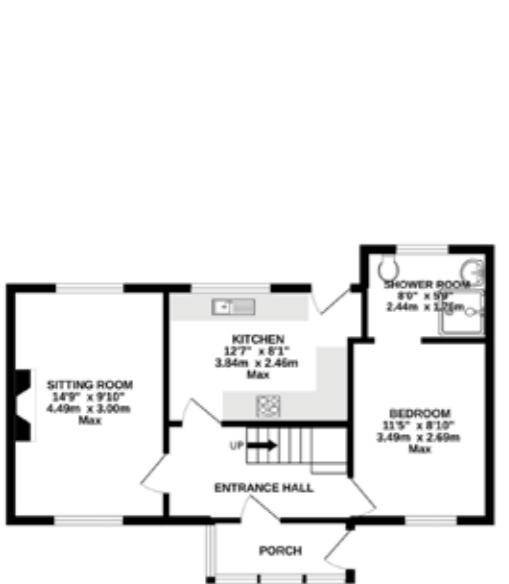
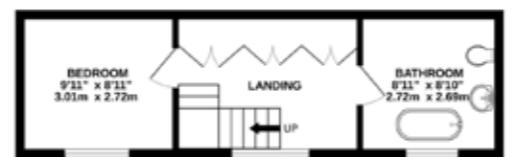


GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## NOTICE

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THE AREAS LEADING ESTATE AGENCY

Wilmslow

40, Alderley Road, WILMSLOW SK9 1NY  
01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk

A rare opportunity to purchase a two double bedroom semi-detached home on a quiet cul-de-sac in a sought after area in South Wilmslow, conveniently located moments from Chapel Lane with its variety of amenities and only a short walk to Wilmslow town centre. Off road parking and storage garage.



GASCOIGNE HALMAN

- TWO BEDROOM SEMI-DETACHED HOME
- OFF ROAD PARKING AND STORAGE GARAGE
- PLEASANT SOUTH WILMSLOW LOCATION
- GOOD SIZE FITTED KITCHEN, BATHROOM AND EN-SUITE SHOWER ROOM

- LOW MAINTENANCE FRONT AND REAR GARDENS
- EASY TO MANAGE ACCOMMODATION
- NUMEROUS IMPROVEMENTS UNDERTAKEN

£ 365,000

1 EDEN CLOSE

Wilmslow



Perfect for the downsize or professional couple, this two double bedroom semi-detached home has recently been renovated internally and offers well-presented, light and airy accommodation throughout.

In brief the accommodation comprises an entrance porch and welcoming entrance hall, modern refitted kitchen with integrated appliances and garden views, separate living room with feature fireplace, double bedroom contemporary en-suite shower room. To the first floor there is a further good sized double bedroom and a generous bathroom with three piece suite as well as a range of fitted storage.

Externally to the front there is a garden and spacious driveway providing ample off-road parking whilst to the rear there is a private garden with low maintenance and additional storage garage.

This unique home enjoys a pleasant position within walking distance of The Temp playing fields and community garden. The variety of independent shops and services on Chapel Lane are a stones throw away together with Lindow Common and rural walks which all are found within a short distance of the property.

#### LOCATION

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 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 stores at Handforth Dean and Cheadle. 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: C

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K