

GASCOIGNE
HALMAN

131 GRAVEL LANE, WILMSLOW SK9 6EG

THE AREAS LEADING ESTATE AGENT





131 GRAVEL LANE, WILMSLOW SK9 6EG

£495,000

A rare and exciting opportunity to purchase a charming detached period property boasting beautifully presented and characterful accommodation situated on a quiet backwater in a prime South Wilmslow location close to local reputable schools.

- Detached Period Cottage

- Two Double Bedrooms & Spacious Bathroom

- Modernised While Retaining Period Charm

- Private South Facing Garden

- Detached Garage & Outbuilding

- Sought-After South Wilmslow Location











This attractive period detached home offers the perfect blend of original charm and character complemented by stylish and modern comforts throughout having been refined and improved over recent years by its current owners.

Internally the property comprises an entrance porch opening to a entrance hallway, large living room with wooden flooring, period feature fireplace and bespoke cabinetry with steps leading to the rear dining room which offers attractive panelled walls and French doors leading to the rear garden. In addition to the ground floor there is a modern stylish refitted kitchen with integrated appliances and breakfast bar.

To the first floor there are two double bedrooms and a large refitted bathroom with vaulted beam effect ceiling, double shower and corner bath.

Externally the property enjoys a quiet and convenient location approached via a long gravel driveway with detached single garage to the front whilst to the rear there is a charming South facing garden with walled boundary 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 6EG

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.

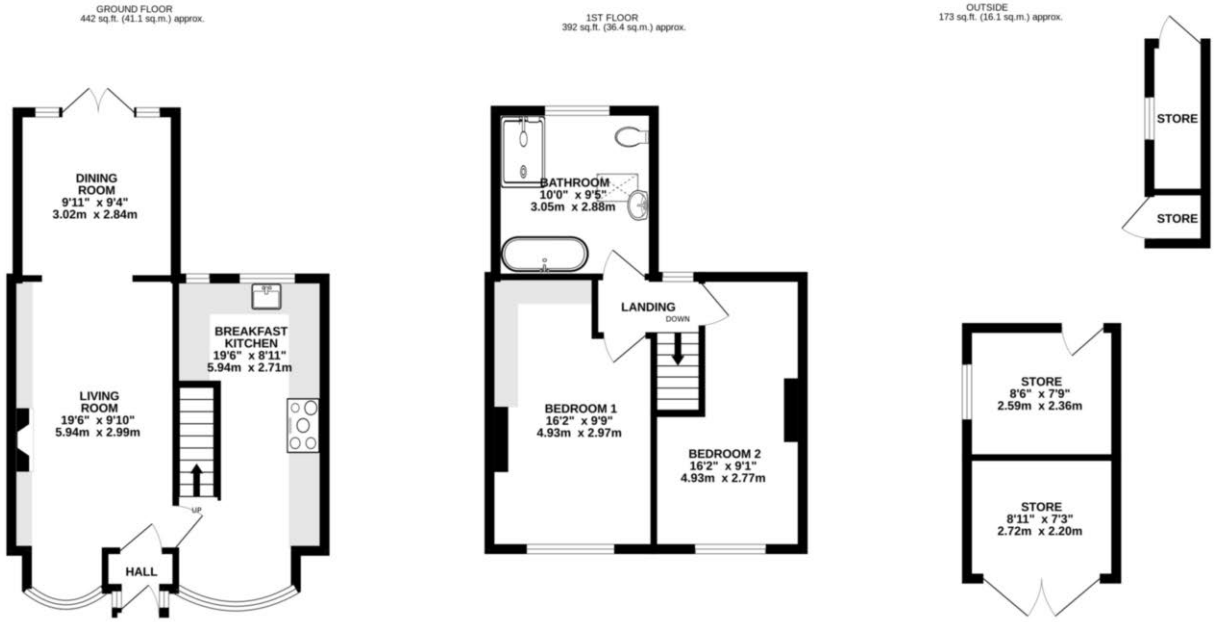
LOCAL AUTHORITY

Cheshire East. Property Band: E

VIEWING

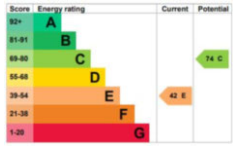
Viewing strictly by appointment through the Agents.

| FLOORPLAN & EPC



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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