



**GASCOIGNE
HALMAN**

10 BRAMLEY CLOSE, WILMSLOW

THE AREAS LEADING ESTATE AGENT



10 BRAMLEY CLOSE, WILMSLOW

£410,000

A beautifully presented and tastefully extended property situated on a quiet cul-de-sac in South Wilmslow offering two double bedrooms, two stylish bathrooms, separate study and a private lawned garden.

- Tastefully Extended Semi-Detached Property
- Immaculate Presentation Throughout
- Two Double Bedrooms
- Family Bathroom Plus Ground Floor Shower Room
- Spacious Living Room & Separate Study Room
- Quiet Cul-De-Sac In A Popular South Wilmslow Location
- Solar Panels Installed
- Planning Permission for Part Single, Part Double, Side and Rear Extension (Cheshire East Portal: 23/1089M)





Bramley Close is a quiet and popular cul-de-sac in a prime South Wilmslow location with easy access to Ashdene Primary School and Lindow Primary school as well as within walking distance to local amenities and Wilmslow town centre.

The property itself has been thoughtfully enhanced and extended to be a light and airy home with modern fittings and generous room proportions and comprises at ground floor level: a welcoming entrance hallway with access to the study and shower room, a spacious living room with bay window and modern fitted kitchen with integrated appliances and door leading to the rear patio. There is also a separate utility room with space and plumbing for white goods.

To the first floor the landing gives access to the two double bedrooms, both with fitted wardrobe storage, and the contemporary family bathroom.

Externally to the front there is a York stone driveway providing off-road parking for three cars and high hedged boundaries giving excellent privacy, whilst to the rear there is a delightful private garden mainly laid to lawn, with flagged patio for al fresco dining and attractive mature borders with fencing.

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 6EP

TENURE

Leasehold for 999 years from 01/07/1977 with a ground rent of £35 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.

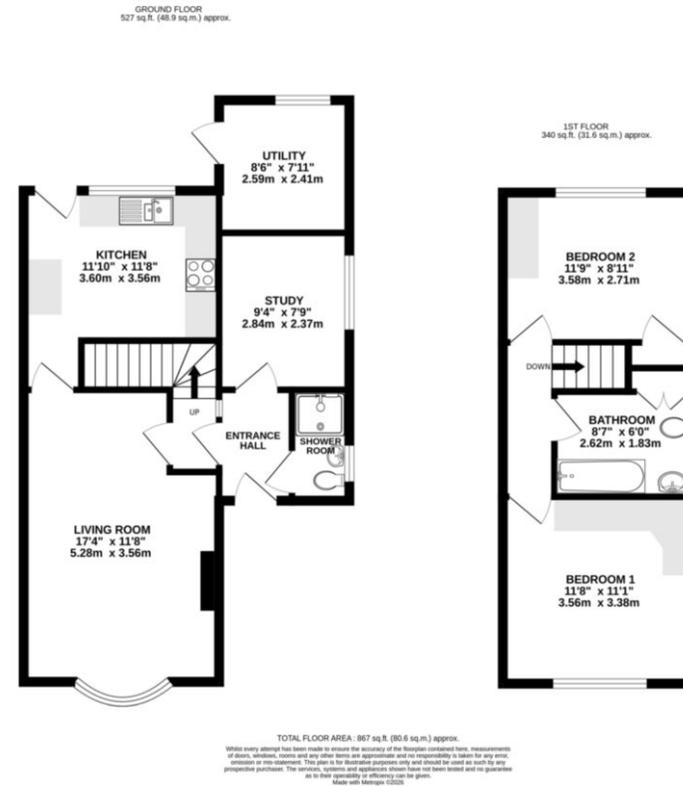
LOCAL AUTHORITY

Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



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