



**GASCOIGNE
HALMAN**

6 BRADSHAW CLOSE, WILMSLOW SK9 2SU

THE AREAS LEADING ESTATE AGENT



6 BRADSHAW CLOSE, WILMSLOW SK9 2SU

OFFERS OVER £799,995

An attractive and contemporary detached family home boasting immaculate and upgraded accommodation throughout situated on the sought after Bollin Park development close to Wilmslow and neighbouring countryside, offering four double bedrooms, three reception rooms and a stunning living-dining kitchen.



- Attractive Modern Detached Family Home
- Upgraded And High Specification Accommodation
- Three Reception Rooms Plus Home Office
- Stunning Bespoke Schuller Dining Kitchen With Siemens Appliances
- Four Double Bedrooms
- Main Bedroom With Modern En-Suite
- 20ft Living Room With Media Wall
- Sought After Development With Private Park And Delightful Childs Play Area Close To Wilmslow Town Centre



This spacious and stylish detached family home enjoys an enviable position within the highly sought after Bollin Park development on a quiet and popular cul-de-sac moments from Browns Lane park which boasts a pleasant children's playground.

The property itself has been upgraded and refined throughout with high specification fixtures and fittings and a ground floor extension.

Internally the property comprises: large welcoming entrance hallway with modern tiled floor, upgraded oak staircase with glass balustrade with fitted modern under stairs storage facilities. Located off the hallway is the 20 ft living room with contemporary media wall with remote control fire as well as a good-size separate dining room with feature window and downstairs wc.

To the rear of the ground floor is the stunning refitted Schuller bespoke kitchen which boasts a touch controlled full size fridge and freezer, Quooker tap, Wifi controlled Siemens appliances, including coffee machine and wine cooler. A beautiful sitting room extends from the kitchen and enjoys pleasant views over the rear garden with extended bi-fold doors opening on to the rear patio. In addition to the ground floor there is a good-size home office/study which forms part of the side extension and also incorporates a separate fitted utility room.

The ground floor also benefits from a fitted Ipad controlled media system to four of the rooms, perfect for entertaining.

To the first floor there are four double bedrooms, all with their own range of bespoke fitted wardrobes with the main bedroom benefiting from its own modern en-suite shower room. An upgraded family bathroom with floor to ceiling tiling, bath and separate shower facilities serves the remaining three bedrooms.

Externally the property boasts attractive manicured gardens to the front with attractive flowers and shrubs as well as a private driveway providing off-road parking for several cars whilst to the rear there is a delightful landscaped private garden with two patio areas perfect for Al fresco dining with well stocked borders and a high degree of privacy.

The property also enjoys a sought after location off Adlington road with easy access to Wilmslow town centre, train station and nearby countryside walks.

LOCATION

The property is 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 local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

DIRECTIONS

Sat-Nav: SK9 2SU

TENURE

Leasehold for 999 years from 24/6/2015 with a ground rent of £690 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.

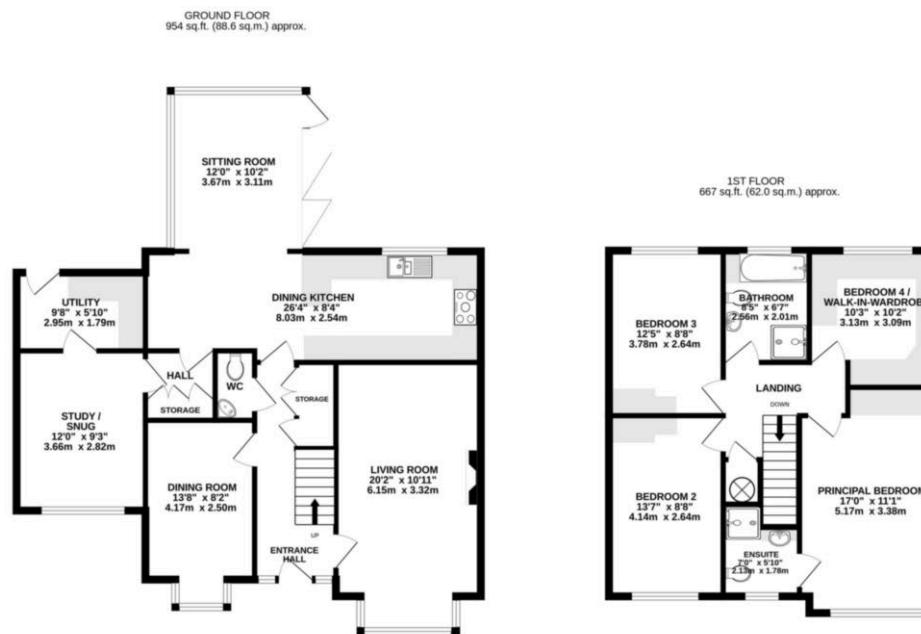
LOCAL AUTHORITY

Cheshire East Property Band: G

VIEWING

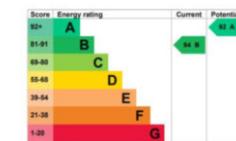
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1621 sq.ft. (150.6 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 and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrix 02/02

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