



**GASCOIGNE  
HALMAN**

45 GLENSIDE DRIVE, WILMSLOW SK9 1EH

---

THE AREAS LEADING ESTATE AGENT



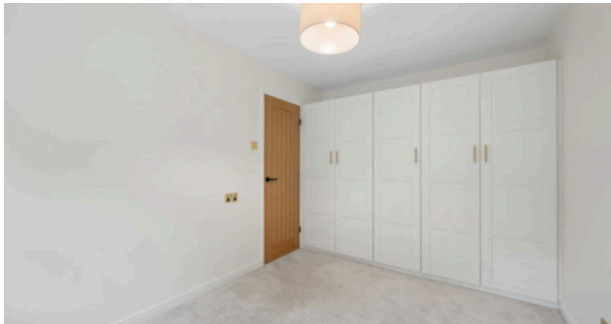
## 45 GLENSIDE DRIVE, WILMSLOW SK9 1EH

**£425,000**

**An attractive modern property boasting a recently refurbished stylish and contemporary interior plus conservatory. Three good sized bedrooms with a modern bathroom. A private lawned rear garden plus driveway and garage parking to the front. Available with NO ONWARD CHAIN.**

- Modern End Terrace Property
- Recently Refurbished Throughout
- Three Good Sized Bedrooms
- Light & Bright Conservatory
- Integral Garage Plus Driveway Parking
- Available With NO CHAIN





A superb property that has been tastefully refurbished throughout and now offers 'turn-key' accommodation on a quiet cul-de-sac in a sought after location.

The property offers well-presented and deceptively spacious accommodation throughout and comprises; large open-plan living-dining room with sliding doors through to the light & bright conservatory. A stylish modern kitchen offers ample storage, tiled splashbacks, breakfast bar and integrated appliances. A downstairs WC and stairs leading to the first floor.

Three bedrooms are offered to the first floor along with a contemporary bathroom with attractive tiling and three piece suite serves all three bedrooms.

The property also offers a private garden to the rear mainly laid to lawn with a patio area. To the front, there is driveway parking leading to the integral garage.

#### **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 1EH

#### **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.

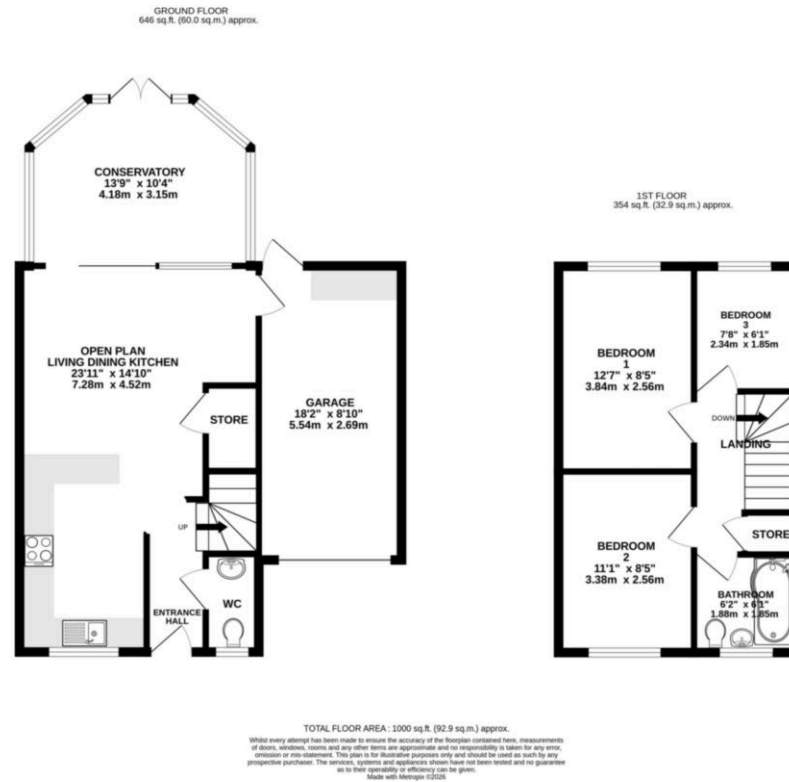
#### **LOCAL AUTHORITY**

Cheshire East. Property Band: D

#### **VIEWING**

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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.



### WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

**GASCOIGNE  
HALMAN**