



**GASCOIGNE
HALMAN**

9 STRAWBERRY LANE, WILMSLOW SK9 6AQ

THE AREAS LEADING ESTATE AGENT



9 STRAWBERRY LANE, WILMSLOW SK9 6AQ

£875,000

An immaculate detached family home situated on a popular road in South Wilmslow, only a short walk to Wilmslow town centre and local reputable schools. Five bedrooms, two bathrooms and a superb South facing rear garden.

- Spacious Detached Family Home
- Five Double Bedrooms & Two Bathrooms
- Breakfast Kitchen With Separate Utility Room
- Large South Facing Rear Garden With Patio Area
- Ample Driveway Parking Plus Garage
- Sought After South Wilmslow Location
- No Onward Chain





Located in the highly sought after area of South Wilmslow and on the 'doorstep' on the comprehensive local shops and amenities of Chapel Lane, we are delighted to introduce this beautifully presented detached residence which has been tastefully extended and enhanced to create a 'light and airy' spacious property throughout.

Internally the property comprises a welcoming entrance hallway, a family room to the front with attractive bay window and a feature fireplace, separate living room which opens up into another sitting room with French doors out onto the rear patio and garden. In addition, there is a separate breakfast kitchen with integrated appliances, a further dining area opening from the kitchen gives access to the rear garden. A utility room and downstairs wc complete the ground floor.

To the first floor there is a spacious landing giving access to the five double bedrooms, the main bedroom benefits from fitted wardrobes as do bedrooms 4 and 5 also. Two stylish family bathrooms serve the bedrooms.

Externally, to the front of the property there is a spacious driveway which gives access to the garage, an attractive, large herbaceous border and gated side access which leads to the South facing private landscaped garden, mainly laid to lawn with patio, well stocked borders, garden shed and greenhouse.

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 6AQ

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.

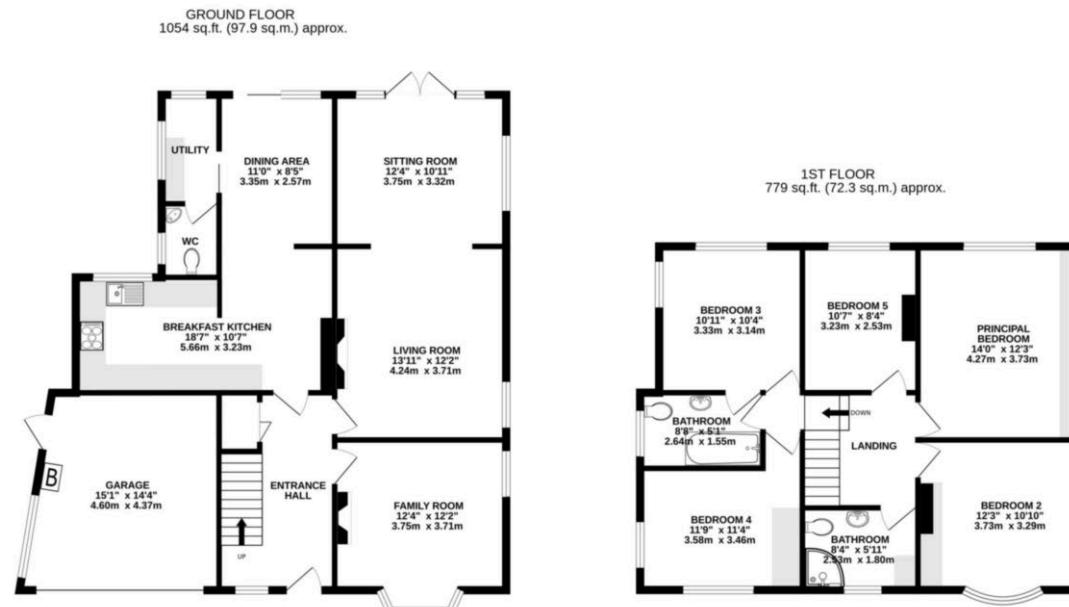
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

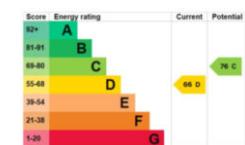
FLOORPLAN AND EPC



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 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. The floorplan is for illustrative purposes only and is not to 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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