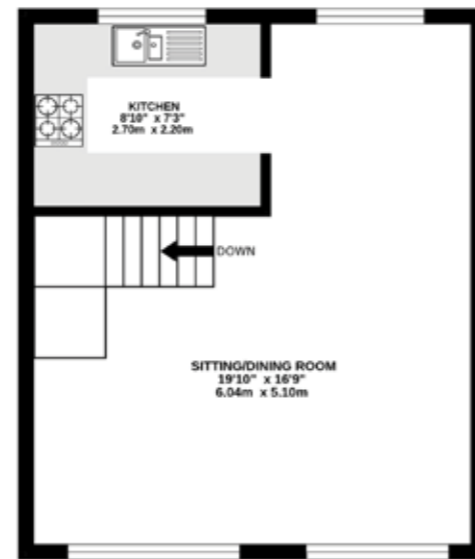
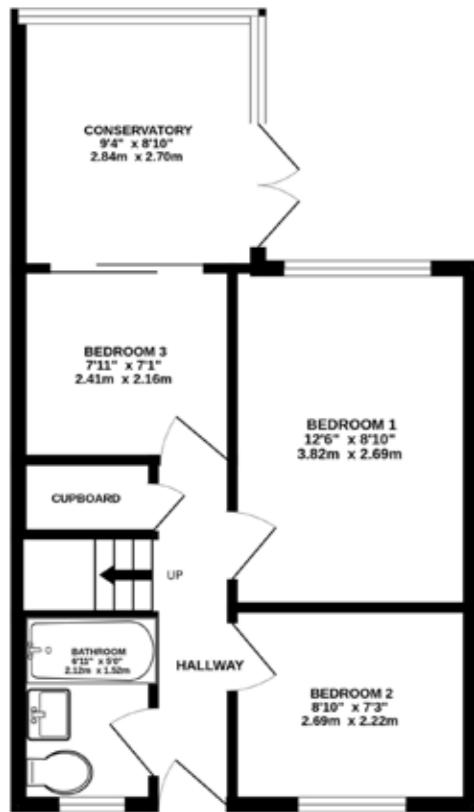


17 CHESTNUT CLOSE
 Wilmslow
OFFERS OVER
£300,000

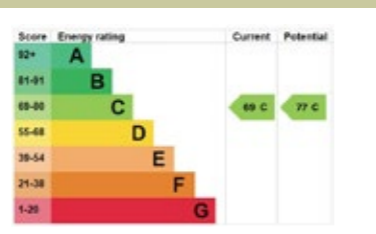
GROUND FLOOR
 414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
 332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.

THE AREAS LEADING ESTATE AGENCY

Wilmslow
 40, Alderley Road, WILMSLOW SK9 1NY
 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A well-presented mews property situated on a quiet and popular road close to local amenities and excellent transport links offering three bedrooms, large open-plan living-dining room and a mature private rear garden.

- Well-Presented Mews Property
- Three Bedrooms
- Large Open-Plan Living/Dining Room

- Private Landscaped Rear Garden
- Off-Road Parking
- Popular And Convenient Location

**OFFERS OVER
£300,000**

17 CHESTNUT CLOSE

Wilmslow



DESCRIPTION

Situated on a quiet cul-de-sac this well-maintained mews property enjoys a convenient setting, only a short walk to local amenities and popular primary schools. Internally the property comprises at ground floor level; entrance hallway with useful storage and stairs leading to the first floor, three bedrooms including two double bedrooms and a further good-size single bedroom. A fitted bathroom with three piece suite serves all three bedrooms whilst a separate conservatory access via bedroom three give a further reception space with pleasant views of the rear garden.

To the first floor there is a large open-plan living-dining room and a modern refitted kitchen with a range of base and wall units and enjoying views over the rear garden. Externally to the front there is a driveway providing off-road parking whilst to the rear there is a delightful private landscaped rear garden with a patio area perfect for Al Fresco dining and fenced boundaries.

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 2NT

TENURE

Leasehold for 999 years from 29/09/1977 with a ground rent of £22.50 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: C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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