



**GASCOIGNE
HALMAN**

3 AVONDALE RISE, WILMSLOW SK9 2NB

THE AREAS LEADING ESTATE AGENT



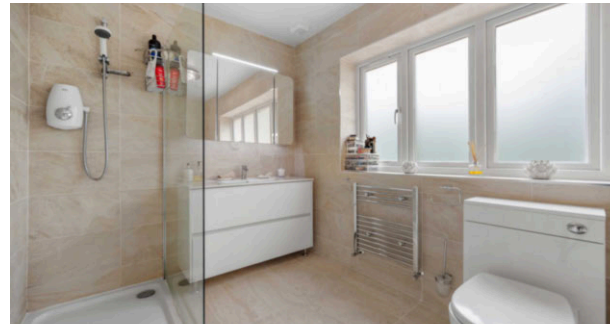
3 AVONDALE RISE, WILMSLOW SK9 2NB

£1.15 Million

Avondale Rise is a sought after development of detached family homes conveniently situated only a short walk to Wilmslow town centre and train station.

- Attractive Modern Detached Family Home
- Sought After Exclusive Development Close To Wilmslow Town Centre And Train Station
- Five Bedrooms and Three Bathrooms
- Three Reception Rooms And Home Office
- Stunning Living-Dining Kitchen With Central Island
- Ample Off-Road Parking And Detached Garage
- Private Landscaped South Facing Garden





The property itself offers an impressive 3034 sq ft after being thoughtfully extended and improved by its current owners to create an immaculate and stylish family home with superb room proportions and 'ready to move into' accommodation perfect for modern day living.

Internally the property comprises; large welcoming entrance hallway with stairs leading to the first floor, front sitting room with side bay-window, impressive 25ft living room with feature bay-window and open fireplace, separate home office, dining room and downstairs wc. In addition to the ground floor there is a superb extended, living-dining kitchen with central island, Bosch & Caple integrated appliances, stylish units, Velux windows and French doors opening to the rear garden. A separate utility room which gives internal access to the integral double garage completes the ground floor.

To the first floor there are five bedrooms, the main bedroom being particularly large in size with a range of fitted wardrobes and a generous luxury en-suite bathroom. Bedroom two also comes with a modern en-suite shower room and a further well-equipped family bathroom serves the remaining three bedrooms.

Externally to the front the property offers a large driveway providing ample off-road parking for multiple cars and access to the electronically operated double garage, whilst to the rear there is a delightful, private, South facing landscaped garden mainly laid to lawn with a good-size patio, perfect for Al Fresco dining.

Properties on Avondale Rise rarely come to market so this is an exciting opportunity to purchase an attractive and substantial family home in a safe and secure setting only a short walk to Wilmslow town centre and Wilmslow High school.

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 2NB

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

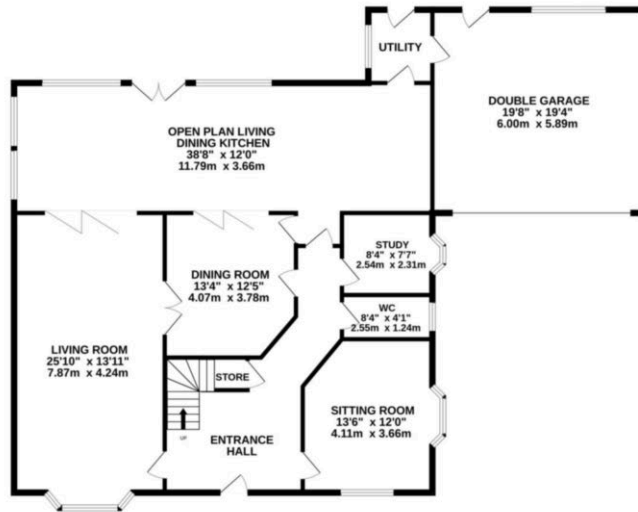
Cheshire East. Property Band: G

VIEWING

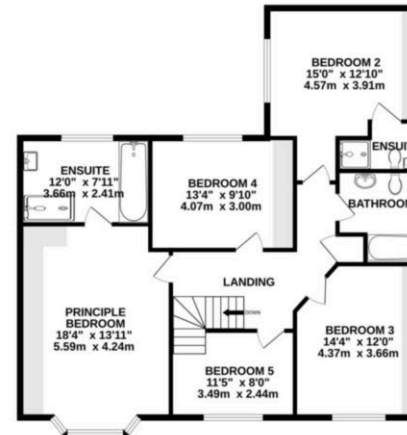
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1886 sq.ft. (175.2 sq.m.) approx.



1ST FLOOR
1148 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 3034 sq.ft. (281.9 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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