



**GASCOIGNE
HALMAN**

46 BOURNE STREET, WILMSLOW SK9 5HB

THE AREAS LEADING ESTATE AGENT



46 BOURNE STREET, WILMSLOW SK9 5HB

£525,000

An immaculate and tastefully extended bay-fronted semi-detached property situated on a sought after road with three bedrooms, two bathrooms and a stunning Westerly garden.

- Attractive Bay-Fronted Semi-Detached Property
- Beautifully Presented And Tastefully Extended
- Three Good Sized Bedrooms
- Family Bathroom Plus En-Suite Shower Room
- Superb Westerly Facing Garden With Patio
- Walking Distance To Wilmslow Town Centre





We are delighted to introduce this well-presented and spacious property which enjoys a convenient location close to local amenities, primary schools and Chapel lane with its variety of independent shops and services.

Internally the property has been thoughtfully extended and lovingly maintained over recent times and comprises a welcoming entrance hallway, good-size front sitting room with log burner and attractive bay-window, a superb extended dining kitchen with integrated appliances, tiled floor and French doors opening to the rear garden. Double doors through to a utility and a separate wc complete the ground floor accommodation.

To the first floor there are three generous bedrooms, the main bedroom benefiting from an en-suite shower room. A modern family bathroom with three piece suite serves the other two bedrooms.

Externally to the front there is driveway providing off-road parking with gated side access, as well as a lawned garden with well stocked borders. Whilst to the rear there is a delightful, attractive Westerly facing garden mainly laid to lawn with well stocked borders and a spacious patio.

The property is only a short distance to Wilmslow town centre and train station as well as easy links to the reputable Gorsey Bank primary school, transport networks and Lindow Common.

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 5HB

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.

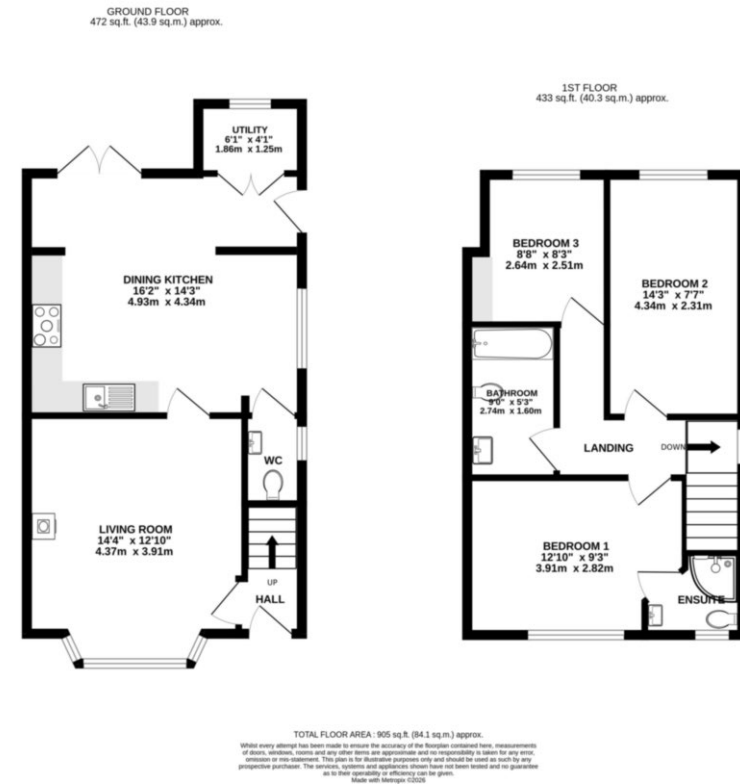
LOCAL AUTHORITY

Cheshire East. Property Band: C

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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