



23 Bailey Road, Wilmslow

Wilmslow

Offers Over £500,000

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THE AREA'S LEADING ESTATE AGENCY



## 23 Bailey Road

Wilmslow, Wilmslow

An immaculately presented modern four bedroom, two bathroom semi-detached home by 'Taylor Wimpey' boasting spacious and stylish accommodation throughout, located on the sought-after 'Heathfield Farm' development.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Attractive, Modern Semi-Detached Home
- Four Bedrooms and Two Bath/Shower Rooms
- Immaculate Presentation Throughout
- Accommodation Over Three Floors
- Driveway Parking Plus Detached Garage
- Located on Sought After Heathfield Farm Development



# 23 Bailey Road

Wilmslow, Wilmslow

Constructed by 'Taylor Wimpey', within the Heathfield Farm development, this bright & spacious home offers generous accommodation over three floors and is conveniently located close to local amenities.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor, a breakfast kitchen to the front with fitted appliances including electric hob, oven, fridge freezer and full sized dishwasher. To the rear there is a good-sized dining living room with French doors that open onto a private patio and lawned garden. There is also a convenient ground-floor W/C which completes the ground floor accommodation.

To the first floor, there are three good sized bedrooms, the largest of these benefits from built-in fitted wardrobes. A stylish, modern family bathroom completes the first floor accommodation, whilst the top floor showcases a large principle bedroom, complete with a walk-in-wardrobe and vaulted ceiling. This space is complemented by a bright en-suite shower room featuring a skylight.

Outside, the property offers driveway parking for two cars, plus a detached garage. The rear garden features a spacious lawn and a patio area, perfect for outdoor relaxation.

Please note: there is an estate charge of approximately £220 p.a. (subject to verification by solicitors).

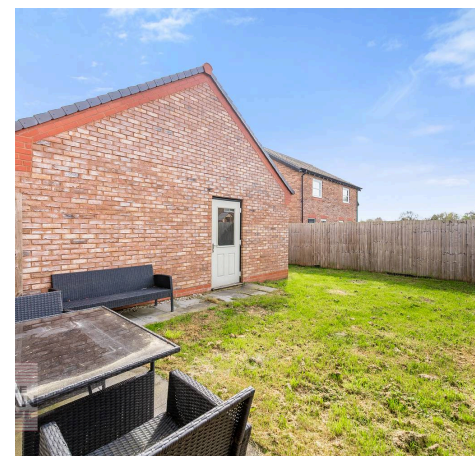
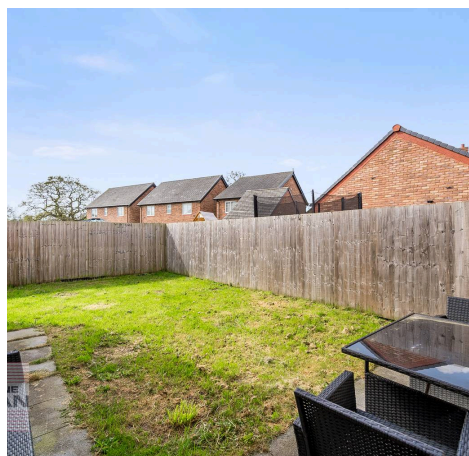


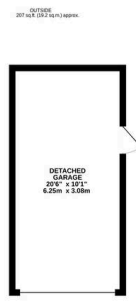
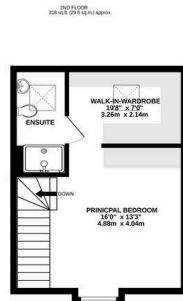
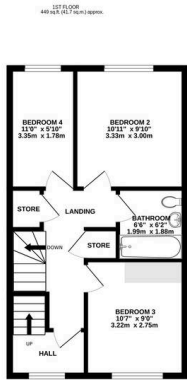


## 23 Bailey Road

Wilmslow, Wilmslow

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.





TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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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