



47 Hazelwood Road

Wilmslow

With SOUTH facing rear garden, an ATTRACTIVE detached home with FOUR bedrooms, TWO bathrooms, THROUGH lounge and dining room, KITCHEN and FAMILY room. DOUBLE garage.

£469,950

40 ALDERLEY ROAD, WILMSLOW SK9 1NY

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This attractive detached family home has appealing Cheshire brick elevations enhanced with canopy porch and mock tudor detail, all surmounted by a tiled roof.

The property has been well presented and improved over the years with double glazing and a gas fired central heating system to a room layout comprising, at ground floor level, reception hall with laminate flooring and staircase with spindle balustrade, through lounge and dining room with focal point in the lounge of feature fireplace with living flame effect gas fire, kitchen and family room, the family room having double glazed patio doors to the garden. A useful utility room and cloakroom/wc complete the ground floor accommodation. To the first floor there are four bedrooms, the master with en-suite shower room/wc, and family bathroom with three piece suite.

Externally and to the front of the property there is a double width tarmac driveway fronting the double garage. Open-plan lawned areas to either side of the drive with attractive flowerbed borders and side gated access. To the rear the garden enjoys a patio leading to a lawned area with well defined fenced boundaries, particularly private from the rear aspect.

LOCATION

The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

DIRECTIONS

From our Wilmslow office (SK9 2QA) on Alderley Road in central Wilmslow proceed in a northerly direction through two sets of traffic lights into Manchester Road. Bear right at the roundabout and left at the next roundabout onto the A34 by-pass. At the next roundabout take the first exit off the by-pass and at the following roundabout turn right onto Dean Row Road. At the traffic lights turn right into Pinewood Road and third right into Hazelwood Road where the property will be seen on the left hand side. (For sat-nav users - postcode: SK9 2QA).

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

RECEPTION HALL

Laminate flooring. Radiator. Staircase with spindle balustrade. Cornice. Understairs storage. Integral access to garage.

LIVING ROOM 16'3 (4.95M) X 11'4 (3.45M) MAXIMUM

Feature fireplace with living flame effect gas fire. Double glazed box bay window. Double radiator. Cornice. Opening to:

DINING AREA 11'1 (3.38M) X 7'10 (2.39M)

Double glazed window with aspect to garden. Double radiator.

FAMILY ROOM 13'6 (4.11M) X 9'4 (2.84M) MAXIMUM MEASUREMENTS

Downlights. Double radiator. Double glazed sliding patio door to rear garden. Door to hall. Opening to:

KITCHEN 11' (3.35M) X 7'10 (2.39M)

With a range of base units with cupboard and drawer storage and work surfaces over. Single drainer sink unit with mixer tap. Four burner electric hob. Integrated oven. (Appliances have not been tested). Double glazed window with aspect to garden.

UTILITY ROOM 6'2 (1.88M) X 5'6 (1.68M)

Sink unit. Radiator. Plumbing for washing machine. Laminate flooring. uPVC door to rear.

DOWNSTAIRS WC

Low level wc. Radiator. Laminate flooring.

FIRST FLOOR

LANDING

BEDROOM ONE 12'9 (3.89M) X 11'4 (3.45M) MAXIMUM MEASUREMENTS

Double radiator. Double glazed window. Panel door.

EN-SUITE SHOWER ROOM 7' (2.13M) X 5'6 (1.68M)

Shower cubicle with thermostatically controlled shower, low level wc and pedestal wash basin. Radiator. uPVC double glazed window.

BEDROOM TWO 11'7 (3.53M) X 8'9 (2.67M)

Radiator. uPVC double glazed window. Panel door.

BEDROOM THREE 9'6 (2.9M) X 6'2 (1.88M)

Radiator. Double glazed window. Fitted double wardrobe. Panel door.

BEDROOM FOUR 7'6 (2.29M) X 6'3 (1.91M)

Radiator. Double glazed window. Panel door.

FAMILY BATHROOM 6'3 (1.91M) X 5'6 (1.68M)

With panelled bath, pedestal wash basin and low level wc. Double glazed opaque glass window.

OUTSIDE

DOUBLE GARAGE 17'9 (5.41M) X 17'9 (5.41M)

Two up and over doors. Light and power points.

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WILMSLOW

GARDENS

To the front of the property there is a double width tarmacadam driveway fronting the double garage. Open-plan lawned areas to either side of the drive with attractive flowerbed borders and side gated access. To the rear the garden enjoys a patio leading to a lawned area with well defined fenced boundaries, particularly private from the rear aspect.

TENURE

We are advised the tenure of the property is leasehold with a ground rent of £70 per annum. Subject to verification by solicitors.

SERVICES (NOT TESTED)

Mains gas, electricity, water and drainage.

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Cheshire East. Property Band: F

POSTCODE

SK9 2QA

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

MORTGAGE INFORMATION

Gascoigne Halman Private Finance Ltd offers independent mortgage advice, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By our arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, may well save you money and speed up the whole transaction.

DISCLAIMER

Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact Geraldine Hardman Independent Financial Adviser on 01625 540044. Authorised and Regulated by the Financial Conduct Authority.

SURVEYS

Gascoigne Halman offer a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. We can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this house or on any other property you might be considering, please call the Survey Department on 01565 751328 to discuss your requirements.

RESIDENTIAL LETTINGS AND MANAGEMENT

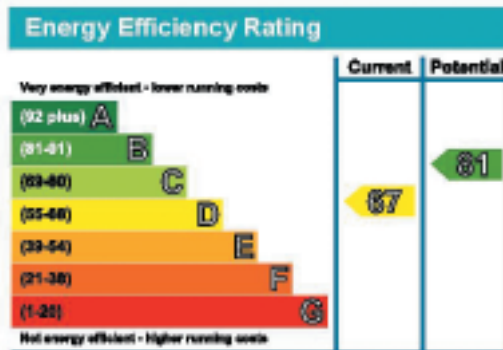
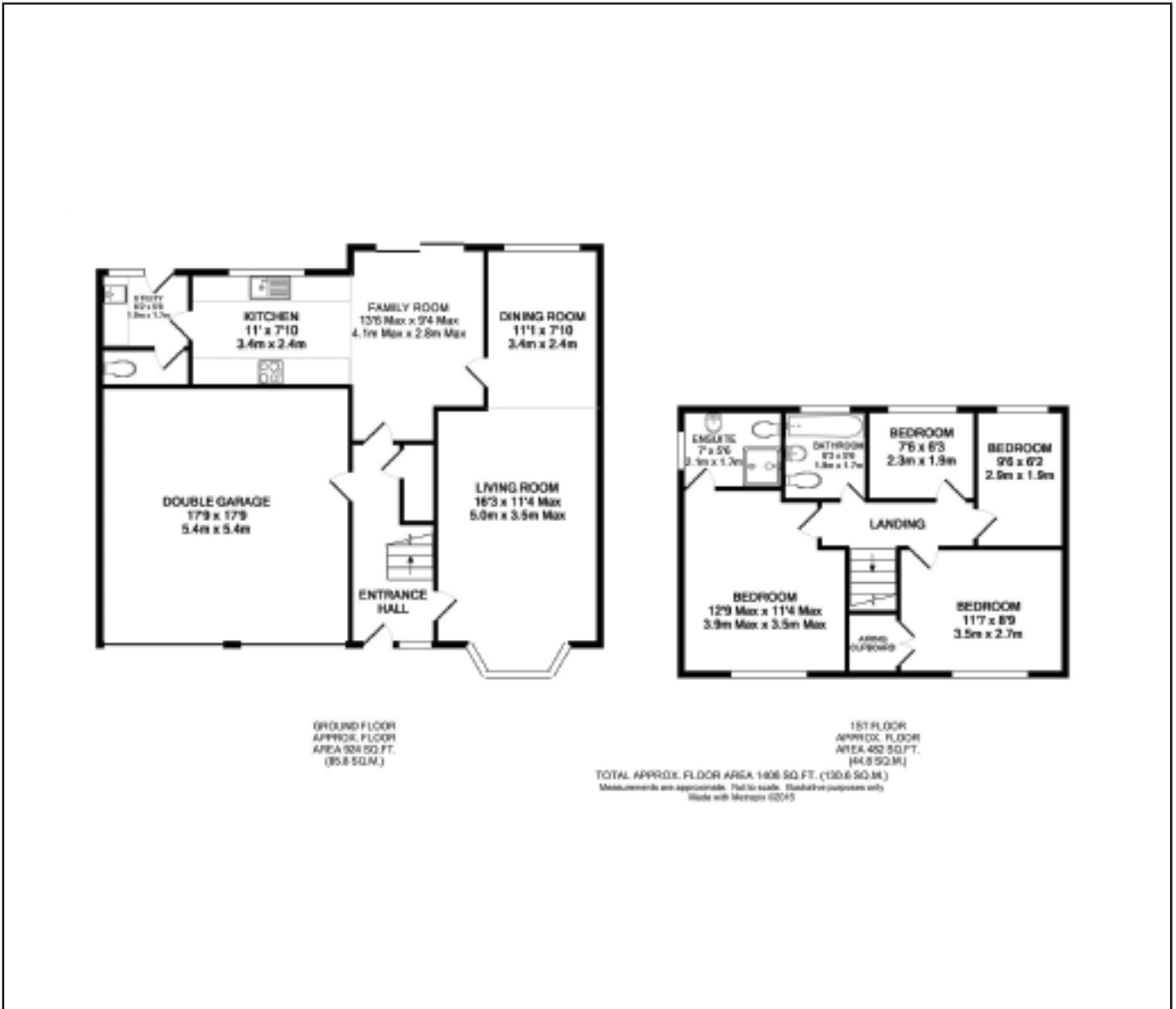
If you already have or are considering purchasing a property to let please contact your local office for specialist advice or email lettings@gascoignehalman.co.uk



THE AREA'S LEADING INDEPENDENT ESTATE AGENCY

FLOOR PLANS

Not to Scale. For Illustration purposes only.



Alderley Edge, Altrincham, Bramhall, Cheadle, Didsbury, Hale, Holmes Chapel, Knutsford, Lymm, Macclesfield, Marple Bridge, Poynton, Prestbury, Sale, Stockton Heath, Whaley Bridge, Wilmslow

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