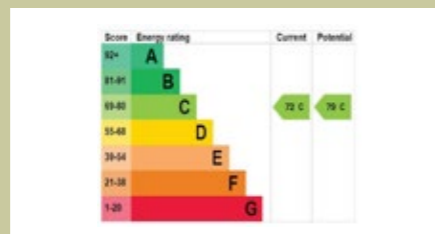
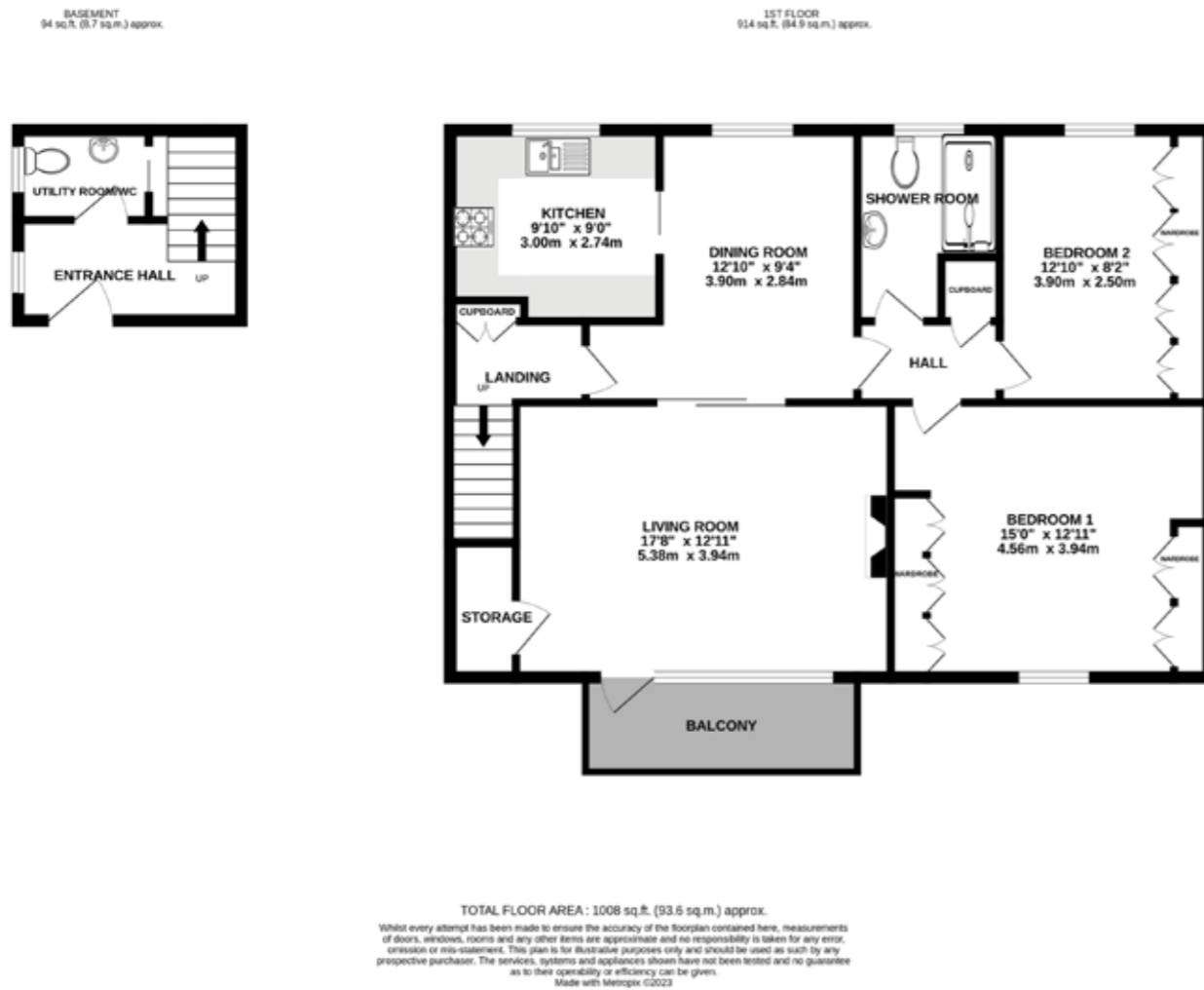


**6 FULSHAW COURT**  
Wilmslow  
**£375,000**



**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**

Enjoying a **HIGHLY DESIRABLE** position, this **SPACIOUS** first floor apartment is located in a quiet cul-de-sac close to **WILMSLOW TOWN CENTRE** and only short stroll to local the amenities on **CHAPEL LANE**. There are **TWO DOUBLE** bedrooms, spacious living room with a **BALCONY**, dining room and fitted kitchen and shower room. Beautifully manicured walled communal gardens and useful garage.

- SPACIOUS FIRST FLOOR APARTMENT IN SOUTH WILMSLOW
- CLOSE TO WILMSLOW CENTRE AND AMENITIES ON CHAPEL LANE
- GARAGE WITH ELECTRIC POWERED DOOR AND A PARKING SPACE

- BALCONY OFF THE LOUNGE
- TWO DOUBLE BEDROOMS
- ACCESSED VIA ITS OWN ENTRANCE DOOR
- TWO GOOD SIZED RECEPTION ROOMS AND GOOD SIZED KITCHEN

**£375,000**

**6 FULSHAW COURT**

Wilmslow



**DESCRIPTION**

The apartment is in a block which is made up of only three other apartments and access to No 6 is through a private front door. Fulshaw Court is at the end of Fulshaw Avenue which is a delightful private no-through road.

The accommodation includes a hallway (with built in cloak cupboard) and a WC, staircase to first floor accommodation comprising a dining room, magnificent living room (with a large picture window and access through a door on to a private balcony), fitted kitchen and shower room and two double bedrooms.

The apartment benefits from a garage (18'11 x 9'1 with up and over door) with a parking space to the left as well as enjoying the use and views over stunning walled communal gardens.

**LOCATION**

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 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 stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

**DIRECTIONS**

Sat-Nav: SK9 5JB

**TENURE**

Leasehold for 999 years from 24/06/1963 with a ground rent of £20 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: E

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**