

VENDOR DECLARATION

I hereby confirm that I have read the descriptive information you have prepared relating to my property, and that to the best of my knowledge and belief these particulars do not contain any errors or material misinterpretations, that all the items described in the particulars are included in the sales and that all the appliances mentioned are in working order.

I also confirm that I will notify you immediately if, prior to exchange of contracts, any faults or problems develop, or there is any material change involving any of the fixtures and fittings or the property itself.

Signed:

Date:

Printed Name in Full:



Little Stanneylands Stanneylands
Road,

£460,000

- Secluded Location
- Spacious Mid-terrace
- 2 Parking Spaces
- Open-plan Kitchen/Diner



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, Little Stanneylands Stanneylands Road, Wilmslow,
Cheshire
£460,000

'LITTLE' STANNEYLANDS NEW DEVELOPMENT. Bordering the River Dean with glorious tree-lined areas, this eagerly awaited 'Little Stanneylands' development by quality builders David Wilson Homes offers countryside living with all the conveniences Wilmslow has to offer close at hand. Located adjacent to the landmark Stanneylands Hotel, this desirable development offers the opportunity for stylish living in a range of modern detached homes, with the added benefits of bordering open countryside and within easy reach of Wilmslow and Styal. Any prospective commuter buyer will take great benefit from an ease of access to either Manchester International Airport, Wilmslow train station with direct line to London and Manchester City Centre, as well as a comprehensive by-pass and motorway network.



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.