



**GASCOIGNE
HALMAN**

10 LAND LANE, WILMSLOW

THE AREAS LEADING ESTATE AGENT

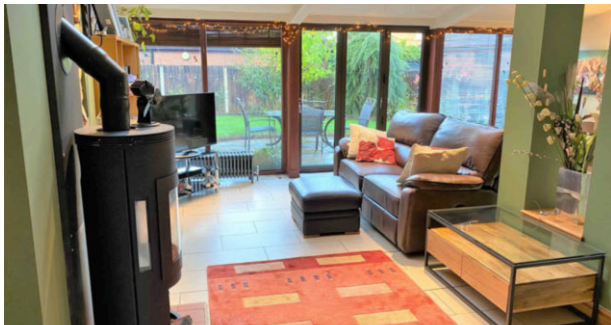


10 LAND LANE, WILMSLOW

Guide Price: £900,000

Ideal for those with a need for flexible living space, this particularly large detached house (measuring over 2800 SQ FT) combines thoughtfully extended stylish accommodation with a much favoured convenient cul-de-sac setting close to Wilmslow town centre.

- AN IMPRESIVE LARGE DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- SUBSTANTIALLY EXTENDED (APPROX 2800 SQ FT)
- CONVENIENT REACH OF WILMSLOW CENTRE AND TRAIN STATION
- POTENTIAL FOR ANNEXE ACCOMMODATION
- IMPRESSIVE LIVING SPACE THROUGHOUT
- DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- DOUBLE GARAGE



The property offers extremely impressive accommodation which is sure to appeal to many prospective families moving to the area. The current vendor has lovingly improved and intelligently designed the extended living space and side extension.

In brief, the accommodation offers an entrance hallway, downstairs cloakroom/W.C., bay fronted living room, study/home office, a substantial open-plan family/dining room adjoining a modern fitted kitchen.

A separate ground floor entrance provides access to a second hallway, then utility room and stairs leading to a decent sized bedroom with en-suite shower room. This could offer ideal potential for those seeking annexe accommodation, perfect for a family member, teenager or even home business!

Stairs from the main entrance hall provide access to the first floor accommodation which comprises: Master bedroom with en-suite shower room, three further well-sized bedrooms and a beautiful re-fitted family bathroom suite.

Ample off-road parking is provided via the front extended driveway, with access to the double attached garage with electrically operated doors. There is also an EV charging point at the front of the house. Lawned garden with adjoining patio at the rear.

Viewings essential in order to fully appreciate the space on offer.

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

Sat-Nav: SK9 1DG

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.

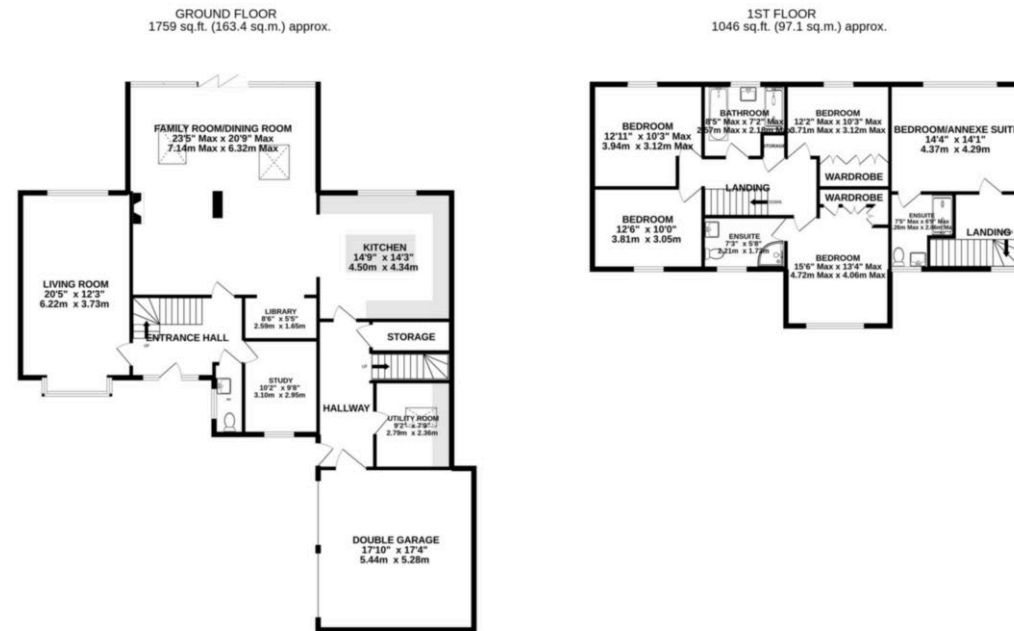
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA: 2804 sq.ft. (260.5 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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