



**GASCOIGNE  
HALMAN**

50 STANNEYLANDS ROAD, WILMSLOW SK9 4ER

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THE AREAS LEADING ESTATE AGENT





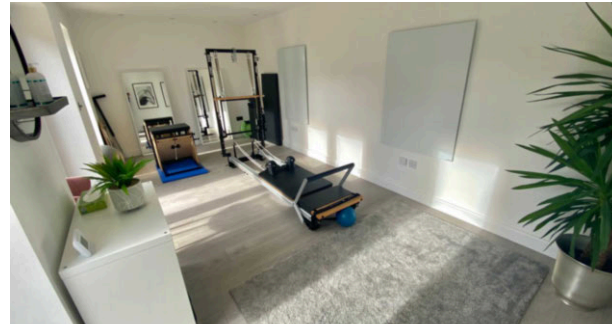
## 50 STANNEYLANDS ROAD, WILMSLOW SK9 4ER

**£725,000**

**A fantastic, contemporary four bedroom detached home on the popular David Wilson Stanneylands development, with a South Easterly facing rear aspect.**

- Four Bedroom Detached Home
- Open-Plan Kitchen-Dining-Living Room
- Driveway Providing Off Road Parking And Garage (converted to Garden Room/Gym)
- Light and Spacious Accommodation
- Popular David Wilson Development
- Private Rear Garden with South Easterly Aspect





Boasting both light and spacious accommodation, this four double bedroom house offers stylish, modern living with a high specification throughout. The property additionally benefits from the close proximity to local reputable schools and amenities.

The accommodation consists of an entrance hall with study/playroom off and a good sized living room with bay window to the front. To the rear there is an open-plan fully fitted living-dining-kitchen with access to the utility room and a downstairs WC can be found off the hallway.

To the first floor there are four double bedrooms, two of which have fitted wardrobes, and the main bedroom includes an en-suite shower room. A family bathroom completes the accommodation alongside a spacious landing area.

Externally, there is parking at the side of the house for two cars fronting the garage which has been beautifully converted into another room, currently being used as a gym area, or could be an outdoor office space. There is a front landscaped garden, whilst to the rear there is an excellent sized South Easterly facing private garden.

There is a management charge of approximately £200 p.a. (subject to verification by solicitors).

#### **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 4ER

#### **TENURE**

Freehold (subject to verification by solicitors).

#### **SERVICES**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### **LOCAL AUTHORITY**

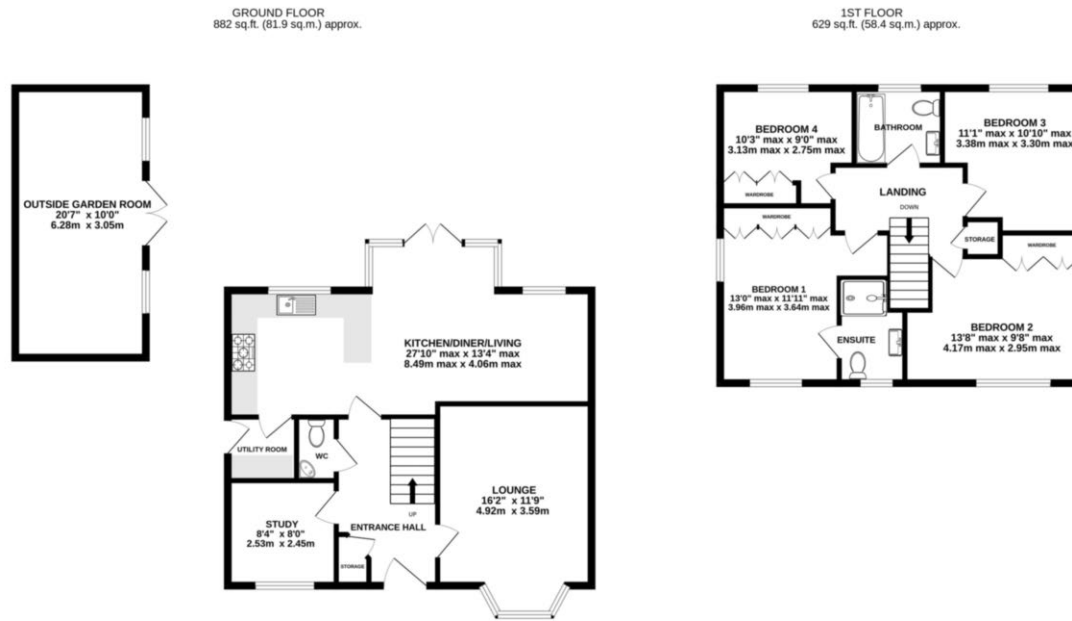
Cheshire East. Property Band: F

#### **VIEWING**

Viewing strictly by appointment through the Agents.



# FLOORPLAN & EPC



TOTAL FLOOR AREA: 1511 sq.ft. (140.3 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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## WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, SK9 1NY

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