



**GASCOIGNE  
HALMAN**

2 COLSTONE CLOSE, WILMSLOW SK9 2TF

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THE AREAS LEADING ESTATE AGENT



## 2 COLSTONE CLOSE, WILMSLOW SK9 2TF

£945,000

An attractive Georgian style detached family residence boasting well-presented accommodation over three floors situated on the exclusive 'Bollin Park' development. Offering five bedrooms, three stylish bath/shower rooms, large dining kitchen and a good-size rear garden. Sold with no vendor chain.

- Attractive Georgian Style Detached Family Home
- Well-Presented And Spacious Accommodation Over Three Floors
- Five Bedrooms
- Three Stylish Bath/Shower Rooms And Downstairs WC
- Impressive Principal Suite With Dressing Room, En-Suite and Sitting Area
- Large Dining Kitchen With Integrated Appliances
- Generous Private Rear Garden
- Driveway And Double Garage



We are delighted to introduce this superb Georgian style detached family home which offers impressive internal space complemented by a generous rear garden and detached double garage.

Internally the property boasts a healthy 2399 Sq ft over three floors and comprises; welcoming entrance hallway with access to the downstairs wc, large dining kitchen with integrated appliances, French doors opening to the rear garden as well as door access to the separate utility room. A large and stylish lounge with bi-folding doors opening to the rear garden as well as a separate home study completes the ground floor lay-out.

To the first floor there are four generous sized bedrooms with the second largest bedroom offering a fitted dressing area and modern en-suite bathroom, whilst a further contemporary family bathroom with both bath and separate shower facilities serves the other three bedrooms.

To the second floor there is a superb principal suite which spans the whole floor with walk-in dressing room with a range of fitted wardrobes, separate sitting room and a particularly large double bedroom with fitted wardrobes, Velux windows and a modern en-suite shower room.

Externally, there is a pleasant frontage with attractive views over the green space in front of the property whilst to the rear there is a large private rear garden with patio area and gated access to the private driveway and double garage.

The property also has the added benefit of still being under its NHBC warranty and is sold with no onward chain.

#### **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 2TF

#### **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**

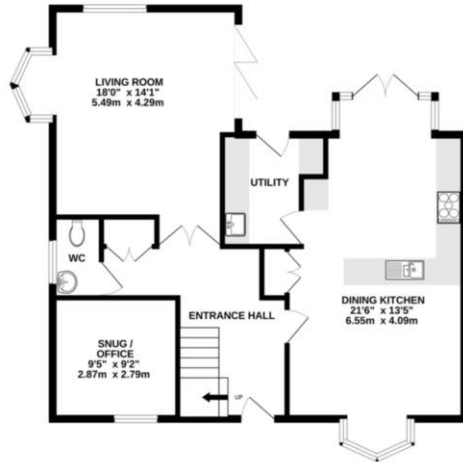
Cheshire East. Property Band: G

#### **VIEWING**

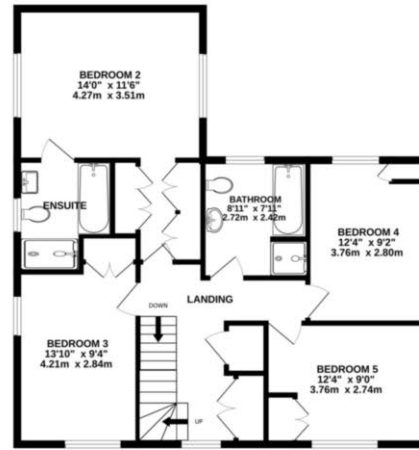
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC

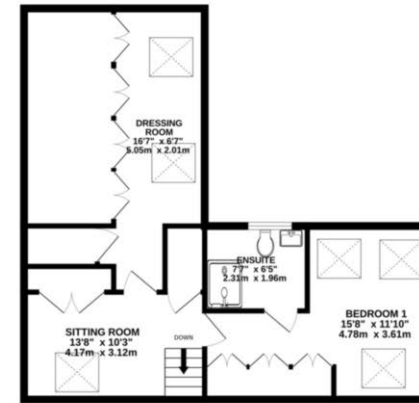
GROUND FLOOR  
851 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



2ND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 2399sq.ft. (222.9 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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