



**GASCOIGNE
HALMAN**

19 VALE ROAD, WILMSLOW SK9 5QA

THE AREAS LEADING ESTATE AGENT



19 VALE ROAD, WILMSLOW SK9 5QA

£1.1 Million

Boasting attractive 'Cheshire Brick' elevations, this beautifully presented detached family home offers four bedrooms, three bathrooms and a superb large West facing garden. Situated on a quiet cul-de-sac in the sought after Pownall Park area of Wilmslow.

- Attractive Cheshire Brick Detached Family Home
- Tastefully Extended And Enhanced
- Two Reception Rooms
- Large Dining Kitchen
- Four Double Bedrooms
- Three Modern Bathrooms Including Two En-Suite Shower Rooms
- Large Attractive West Facing Gardens With Open Aspect Views Behind
- Sought After Pownall Park Location





We are delighted to introduce this attractive detached family property which has been tastefully extended and enhanced to create a spacious and modern family home with stylish fittings and a superb rear garden.

Internally the property boasts recently renovated accommodation and comprises an impressive open-plan entrance hallway with pleasant views to the rear garden, front sitting room, large dining kitchen with integrated appliances with feature windows and French doors giving appealing views over the extensive rear garden and woodland beyond, the dining area then leads through to a large living room which again offers French doors opening to the rear garden. Accessed via the kitchen there is a good-size utility room and refitted downstairs wc as well as access to the 19ft garage.

To the first floor there are four double bedrooms, the main bedroom and bedroom two offering modern en-suite shower rooms, and a further modern refitted family bathroom serves the remaining two bedrooms.

Externally to the front there is a Indian Stone driveway providing parking for two cars as well as remote-controlled access to the garage, small lawned garden and attractive stocked borders. Gated side access leads to a superb large West facing garden with Indian Stone Patio, well stocked borders giving a high degree of privacy and delightful open aspect views over mature woodland.

The extensive rear garden gives excellent potential to extend the property further (subject to the relevant permissions)

The property enjoys a highly desirable location situated on a sought after and quiet cul-de-sac in the popular Pownall Park area of Wilmslow only a short walk to Wilmslow town centre and only moments from Gorsey Bank Primary School, Pownall Hall School, Wilmslow Rugby Club and gym and Lindow Common.

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 5QA

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.

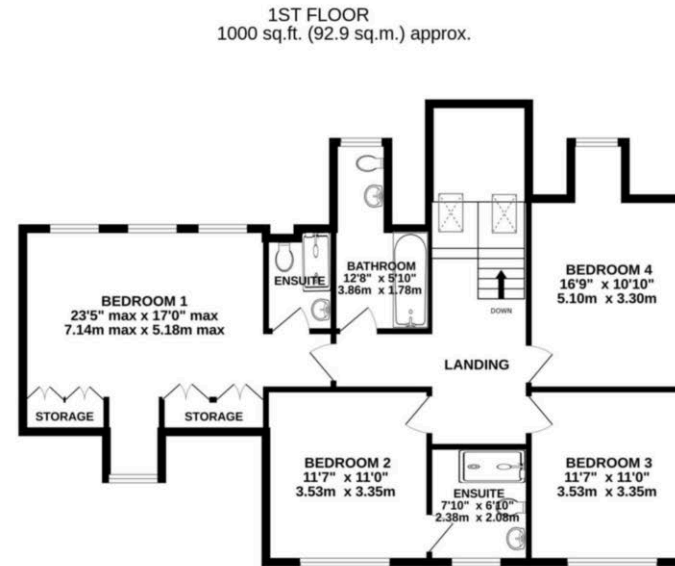
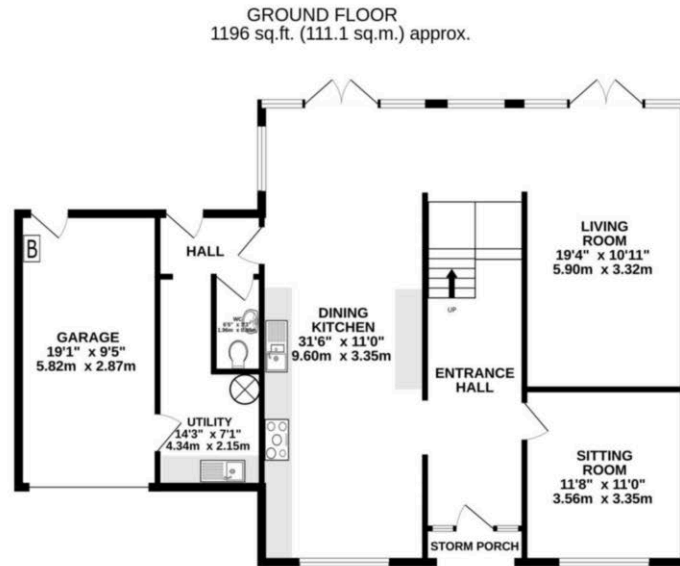
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2196 sq.ft. (204.1 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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