



**GASCOIGNE
HALMAN**

5 MEADOW WAY, WILMSLOW SK9 6JL

THE AREAS LEADING ESTATE AGENT



5 MEADOW WAY, WILMSLOW SK9 6JL

Offers Over **£1.1 Million**

A handsome detached family residence situated on a quiet and sought after road in South Wilmslow with four double bedrooms and a superb large South facing garden.

- Handsome Detached Family Residence
- Superb Living Space Giving Versatile Accommodation
- Four Double Bedrooms
- Two Stylish Bathrooms
- Large Living Room With Inglenook And Feature Fireplace
- Stunning South Facing Garden With Modern Patio
- Useful Home Office/Summerhouse
- Prime South Wilmslow Location Opposite Croftside Tennis Club



This truly superb family home offers beautifully presented accommodation throughout situated on a desirable road in South Wilmslow opposite Croftside tennis club.

Internally the property boasts excellent living space and comprises; welcoming entrance hallway with attractive wooden flooring which also runs through the kitchen and dining area, superb living room with Inglenook, feature fireplace and double doors opening to a separate good-size family room which enjoys garden views and French doors leading to the rear garden. In addition there is a refitted modern kitchen which opens to a superb dining area with exposed brick feature wall and bespoke cabinetry as well as access to a separate utility room and tandem integral garage. To the rear of the ground floor there is an exposed brick atrium which gives access to a large conservatory and downstairs wc and really does give the property some added charm and character.

To the first floor there are four double bedrooms, the main bedroom being particularly impressive in size with an attractive inglenook and stylish en-suite shower room. A modern refitted family bathroom with both shower and free standing bath tub serves the other three bedrooms.

Externally to the front there is a generous sized driveway providing ample off road parking and access to the tandem garage, manicured front lawn and well stocked borders giving the house an excellent degree of privacy. To the rear there is a stunning Southerly facing garden, mainly laid to lawn with a contemporary tiled patio, well stocked borders and a purpose built home office/summer house which has power, lighting and Wifi.

The property enjoys a superb location only moments from local reputable primary schools as well as walking distance to Wilmslow town centre and train station. The property also comes with the added benefit of planning permission granted for a single storey side and rear extension. Planning Ref is 22/2544M which can be found on the Cheshire East Planning Portal.

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 6JL

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.

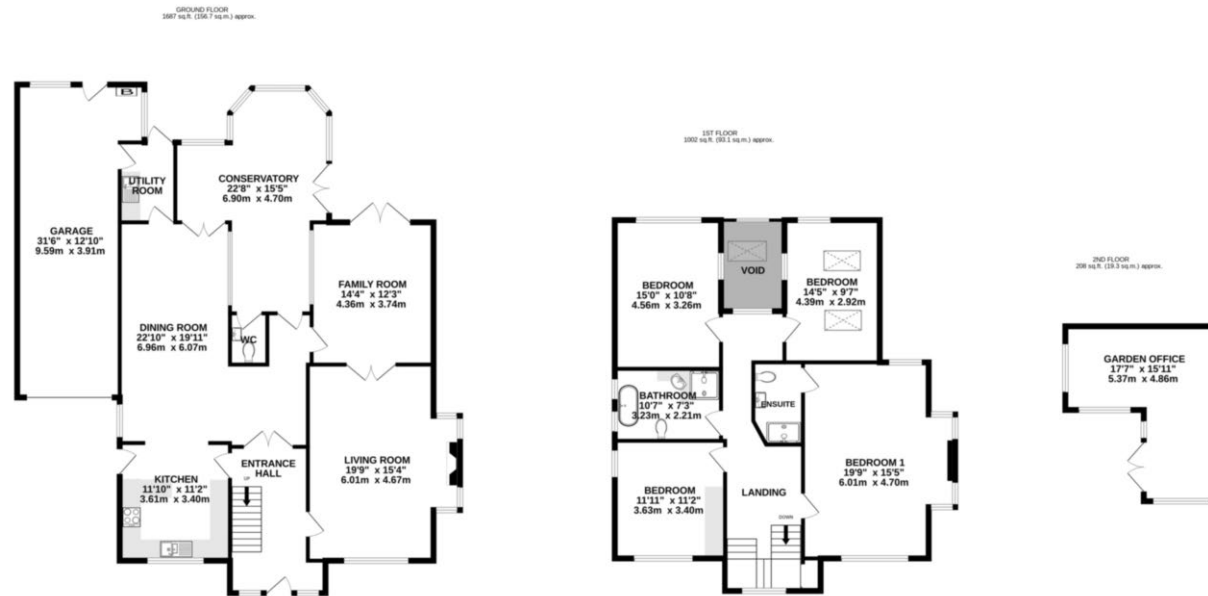
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 2897 sq.ft. (269.2 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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