



**GASCOIGNE
HALMAN**

THE NOOK, 17 HALL ROAD, WILMSLOW SK9 5BN

THE AREAS LEADING ESTATE AGENT



THE NOOK, 17 HALL ROAD, WILMSLOW SK9 5BN

£1.3 Million

Positioned on a private road in the heart of Wilmslow, 'The Nook' is a stunning example of a handsome Edwardian home that has been sympathetically extended and renovated throughout including the landscaped garden to the rear. The property boasts one of the area's most sought after locations in the heart of the conservation area, yet moments from Wilmslow town centre.





KEY FEATURES

A STUNNING EDWARDIAN PROPERTY
SITUATED ON A PRIVATE ROAD

SPACIOUS ACCOMMODATION
MEASURING AN IMPRESSIVE 2726 SQ
FT

STYLISH AND IMMACULATE
ACCOMMODATION OVER FOUR
FOURS

BEAUTIFULLY APPOINTED AND
EXTENDED LIVING-DINING KITCHEN

FOUR DOUBLE BEDROOMS AND FOUR
BATH/SHOWER ROOMS

PRINCIPAL SUITE WITH EN-SUITE AND
PRIVATE DRESSING ROOM

ATTRACTIVE MATURE, LANDSCAPED
GARDENS

THE NOOK | 17 HALL ROAD, WILMSLOW SK9 5BN

We are delighted to introduce this rare and exciting opportunity to purchase a beautifully appointed and tastefully extended Edwardian property situated in one of Wilmslow's most desirable locations.

The property itself offers exquisite presentation set over four floors giving an impressive 2726 Sq Ft and boasts the perfect blend of original period features with modern luxury fittings throughout.

To the front of the property you are welcomed by an attractive period door with stained glass surround which leads through to the stunning entrance hallway with panelled walls, wooden flooring and attractive ceiling cornices. To the right of the hallway there is a beautifully appointed living room with feature stained glass bay-window and period feature fireplace.

To the rear of the ground floor there is an impressive, handmade bespoke Tom Howley kitchen with granite work surfaces, shaker style units and integrated appliances, opening to a superb living-dining area with feature fireplace with alcove display shelving to either side, a window seat and French doors opening to the raised patio. In addition there is a good-size home office, dining room/snug with feature fireplace and French doors, separate utility room and cloakroom/wc.

Stair access via the kitchen area takes you to the lower ground floor which offers a pleasant sitting room with sliding doors to a private sunken patio and gives stair access to the rear garden, large double bedroom, contemporary en-suite shower room and a useful wine store.

To the first floor there are two large double bedrooms, with the principal suite offering a stylish en-suite bathroom with underfloor heating and private dressing room with fitted furniture. Bedroom two also comes with fitted furniture and modern en-suite shower room with underfloor heating.







To the second floor there is a good-size double bedroom with plenty of eaves storage and also an en-suite shower room.

Externally, to the front of the property there is a stone paved driveway for off-road parking which gives access to the useful storage garage, an attractive walled boundary and lawned garden. The private road does allow for ample parking. Gated side access leads to the beautifully landscaped private rear garden with Indian Stone patio, well stocked flower beds with two raised sitting areas and a high degree of privacy.

LOCATION

Conveniently situated on the edge of the town centre within minutes walk of its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station which is within a short walk, 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 5BN

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

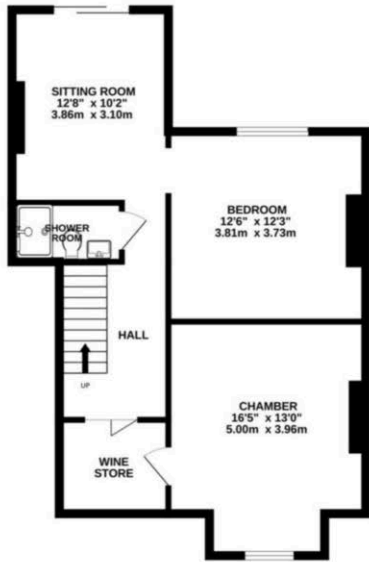
VIEWING

Viewing strictly by appointment through the Agents.

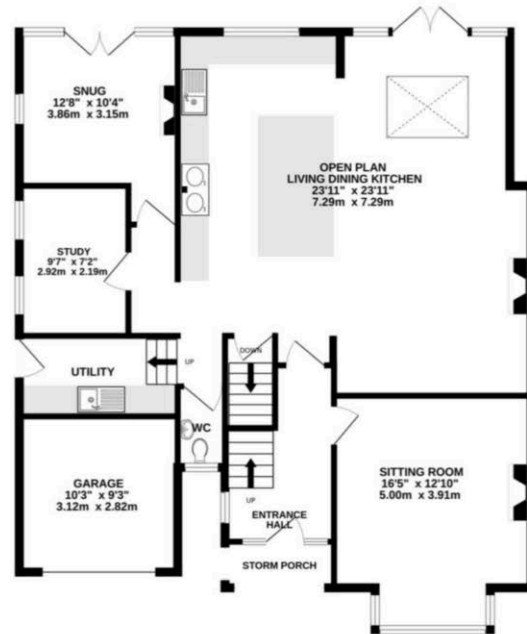


FLOORPLAN AND EPC

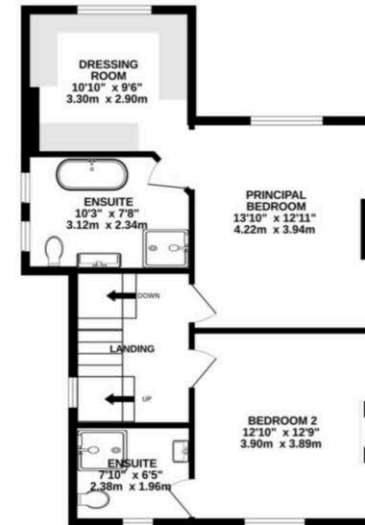
BASEMENT LEVEL
624 sq.ft. (58.0 sq.m.) approx.



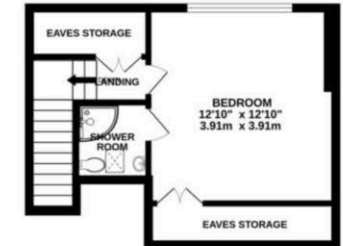
GROUND FLOOR
1187 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



2ND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 2726 sq.ft. (253.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**GASCOIGNE
HALMAN**