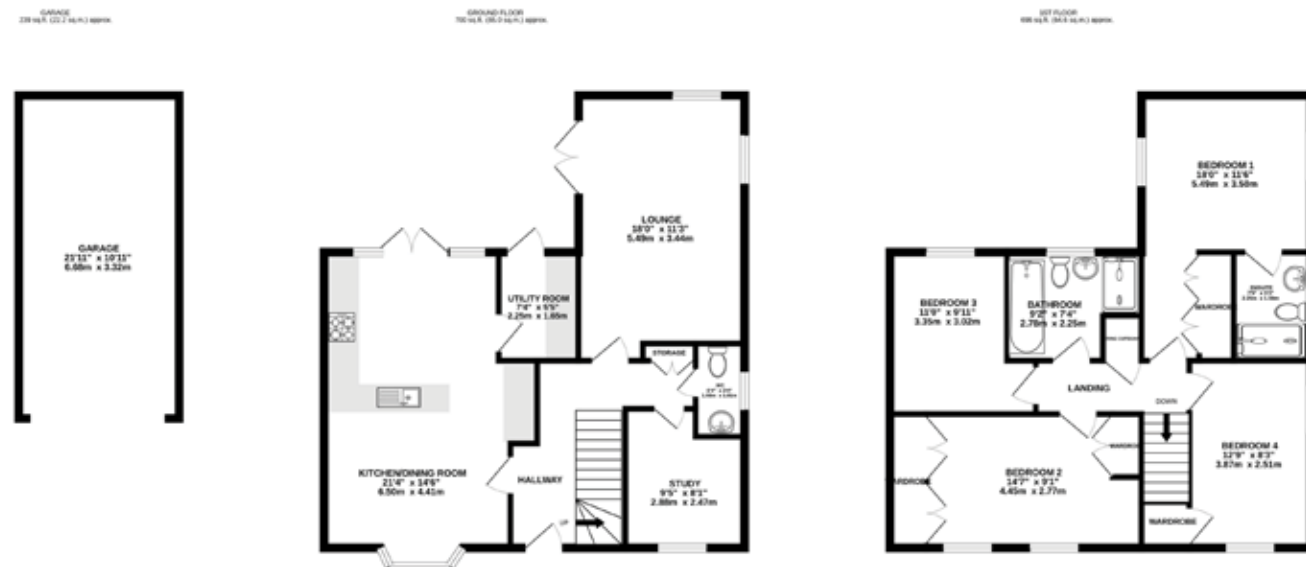


**31 POPPY ROAD**  
Wilmslow  
**GUIDE PRICE**  
**£700,000**



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 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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THE AREAS LEADING ESTATE AGENCY

Wilmslow  
40, Alderley Road, WILMSLOW SK9 1NY  
01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A beautifully presented contemporary detached family home boasting attractive countryside views, situated on a private road with four double bedrooms, two bathrooms, private South facing gardens and detached garage.



- Attractive Modern Detached Family Home
- Beautifully Presented Interior
- Superb Dining Kitchen
- Four Double Bedrooms
- Two Modern Bathrooms
- Off-Road Parking And Garage
- Private South Facing Garden
- Popular Residential Location

**GUIDE PRICE**  
**£700,000**

**31 POPPY ROAD**  
Wilmslow



We are pleased to introduce this attractive Georgian style modern detached home which offers contemporary style living in a popular and convenient location only 1.2 miles from Wilmslow town centre. Internally the property boasts a healthy 1634 sq ft (including the garage) and comprises a welcoming entrance hallway with useful fitted storage and access to the downstairs wc. In addition there is a good size front study, large 18ft lounge with dual aspect and french doors opening to the rear garden, superb dining kitchen with stylish units, integrated appliances, attractive bay-window and French doors opening to the garden. A separate utility room with fitted units and door access to the rear garden

completes the ground floor. To the first floor there are four double bedrooms, two offering a range of fitted wardrobes and the main bedroom boasting a modern en-suite shower room. A further contemporary family bathroom with both bath and separate shower facilities serves the remaining three bedrooms. Externally, the property is situated on a private road and offers a driveway with detached garage to the side whilst to the rear there is a delightful, private South facing garden with walled boundary and patio area for Al fresco dining. The property also enjoys attractive leafy views to the front over neighbouring countryside and provides pleasant rural walks towards Styal village and Quarry Bank Mill.

The property benefits from approximately 8 years remaining of the NHBC guarantee.

#### LOCATION

Conveniently situated within easy reach of Wilmslow town centre with 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 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 large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and

Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

#### DIRECTIONS

Sat-Nav: SK9 4FZ

#### 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.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**