



**GASCOIGNE  
HALMAN**

119 KNUTSFORD ROAD, WILMSLOW SK9 6EL

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THE AREAS LEADING ESTATE AGENT



## 119 KNUTSFORD ROAD, WILMSLOW SK9 6EL

**£625,000**

**A handsome period cottage boasting beautifully presented stylish accommodation situated equidistant from both Alderley Edge and Wilmslow villages offering three double bedrooms, two modern bathrooms and a large South Easterly facing garden.**

Handsome Period Cottage  
Beautifully Presented And Stylish Accommodation  
Superb Open-Plan Living/Dining Kitchen  
Three Double Bedrooms  
Two Modern Bathrooms  
Off-Road Parking And 25ft Garage  
Large South Easterly Facing Garden  
Close To Lindow And Ashdene Primary Schools





We are delighted to introduce this stunning period cottage that is sure to impress. The property has been tastefully refurbished to a high standard by its current owners to create a spacious 'light and airy' property with a stylish finish throughout.

Internally the property comprises; welcoming entrance hallway with useful cloak area, charming family room with parquet wooden flooring, appealing open flame feature fireplace and fitted cabinetry, which boasts double doors opening to a superb open-plan living/dining room with attractive feature fireplace, French doors to the rear garden and wooden flooring extending to a modern refitted breakfast kitchen with Shaker style units and integrated appliances. In addition there is door access via the kitchen to an inner hallway which gives outside access to the rear garden as well as the downstairs wc.

To the first floor there are three good-size double bedrooms with the main bedroom offering a stylish refitted en-suite shower room. A further modern family bathroom with three piece suite serves the remaining two bedrooms.

Externally to the front there is a driveway providing off-road parking for two cars and access to the 25ft long garage, whilst to the rear there is a delightful South East facing garden, generous in size with a good-size patio, fenced boundaries and a high degree of privacy.

The property also has the added benefit of its own cellar which is accessed via the kitchen and could be converted for a variety of uses (subject to the relevant permissions).

#### **LOCATION**

The property is conveniently situated within easy reach of both Wilmslow and Alderley Edge centres with their excellent range of shops and general services, restaurants and cafes. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

#### **DIRECTIONS**

Sat-Nav: SKG 6EL

#### **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.

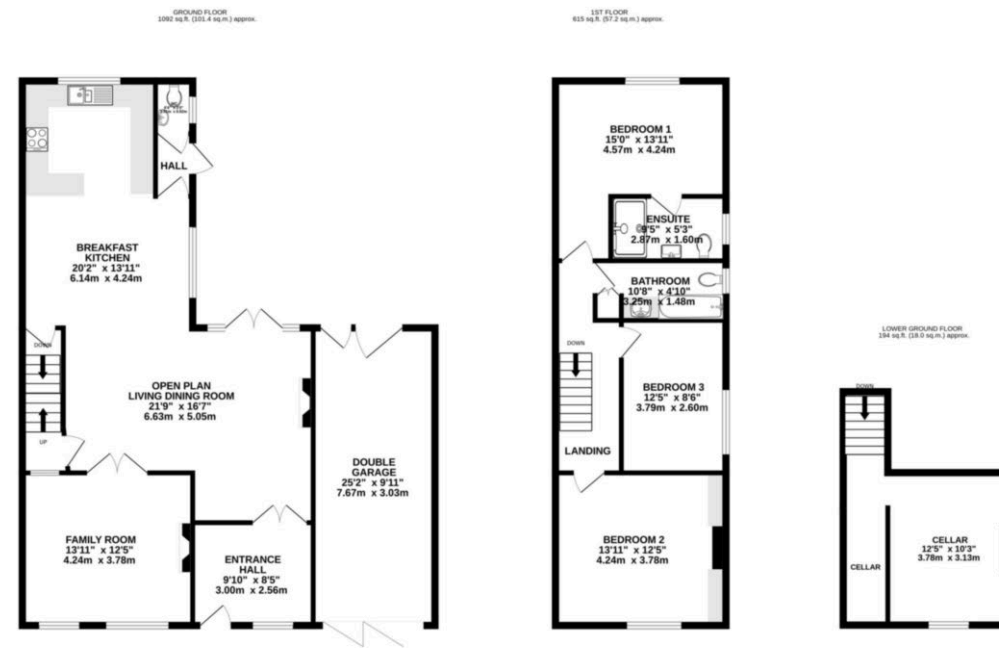
#### **LOCAL AUTHORITY**

Cheshire East. Property Band: E

#### **VIEWING**

Viewing strictly by appointment through the Agents.

## FLOORPLAN



TOTAL FLOOR AREA: 1901 sq. ft. (176.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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### WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, SK9 1NY

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