



**GASCOIGNE
HALMAN**

87 MANCHESTER ROAD, WILMSLOW SK9 2JQ

THE AREAS LEADING ESTATE AGENT



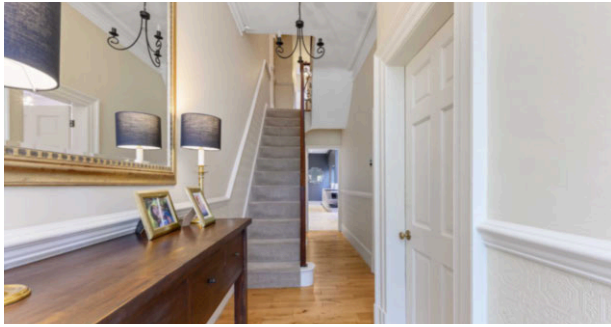
87 MANCHESTER ROAD, WILMSLOW SK9 2JQ

£850,000

A beautifully presented Victorian property offering extensive accommodation over four floors complemented by a large West facing garden only moments from Wilmslow town centre.

- Handsome Victorian Property
- Spacious Accommodation Over Four Floors Measuring 2123 Sq Ft
- Attractive Period Features Throughout Combined With Modern Comforts
- Two Large Reception Rooms And Dining Kitchen
- Four Generous Bedrooms
- Stylish Family Bathroom
- Part Converted Cellars With Modern Shower Room
- Large West Facing Garden





We are pleased to introduce this handsome Victorian home situated only a short walk to Wilmslow town centre, train station and the Carrs Park.

Internally the property offers an impressive 2123 sq ft over four floors and boasts an appealing blend of authentic period features alongside modern day comforts.

Accommodation comprises at ground floor level: welcoming entrance hallway with wooden flooring, ceilings cornices and staircase leading to the first floor. A cosy front living room offers an attractive feature bay-window, open fire with stone hearth and pleasant window seat. A separate sitting room offers a further reception room again with wooden flooring and attractive period features as well as French doors leading to the rear patio. A refitted Shaker style dining kitchen with limestone flooring comes with high quality integrated appliances, dining area with courtyard views and access to the rear garden.

The kitchen also gives access to the basement which has been part converted with high ceilings, modern fittings and a contemporary shower room with wc. The basement offers the opportunity to convert fully or re-design (subject to permissions).

To the first floor there are three bedrooms with the main bedroom offering a range of fitted wardrobes, attractive sash windows with external wood shutters and appealing period features. A stylish refitted family bathroom with modern tiled walls and floor as well as separate bath and shower facilities completes the first floor accommodation. To the second floor there is a spacious double bedroom with vaulted ceiling, Velux windows and dressing area.

Externally to the front there is a large cobbled driveway providing off-road parking for multiple cars whilst to the rear there is a superb large West facing garden that enjoys the afternoon and evening sunshine with additional outbuilding and storage as well as an attractive cobbled courtyard style seating area perfect for al fresco dining.

LOCATION

Conveniently situated within walking distance 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 2JQ

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: 2123 sq. ft. (197.2 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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