



**GASCOIGNE  
HALMAN**

PINE LODGE, 24 OVERHILL ROAD, WILMSLOW PARK,  
WILMSLOW SK9 2BE

---

THE AREAS LEADING ESTATE AGENT





## **PINE LODGE, 24 OVERHILL ROAD, WILMSLOW PARK, WILMSLOW SK9 2BE**

### **OFFERS OVER £1.1 MILLION**

**A splendid detached family residence on a sought after residential road close to Wilmslow town centre. Occupying a generous plot with mature gardens, this detached property offers superb scope to develop further (subject to permissions).**

- Detached Family Residence
- Four Double Bedrooms & Two Bathrooms
- Ample Off Road Parking Plus Garage
- Generous Plot with Mature Gardens
- Quiet Cul-De-Sac Position
- Highly Sought After Location







An exciting opportunity to purchase a detached family residence on a quiet and sought after cul-de-sac within walking distance to Wilmslow town centre and train station.

Internally the property boast over 2,100sq.ft of accommodation (including the integral garage) and comprises a welcoming entrance hallway with downstairs wc, good-size 20ft living room, separate dining room, family room, study and a fitted kitchen with fitted appliances and garden views. The dining room and kitchen benefit from underfloor heating. A utility room with access to the integral garage completes the ground floor accommodation. To the first floor there are four double bedrooms, with an en-suite to the principal bedroom, plus a family bathroom with three piece suite.

Externally, the property offers ample off road parking for a number of cars, beautifully maintained frontage with mature trees and shrubs with gated side access leading to a delightful, private rear garden with patio area and well-stocked borders. There is also the benefit of a summerhouse and shed alongside the house. The house occupies arguably the largest plot on Overhill Road giving excellent potential to extend and add-value to the property (subject to the relevant permissions). Certain trees on the property are the subject of TPOs.

#### 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 2BE

#### TENURE

Freehold. Subject to verification by solicitors.

#### SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

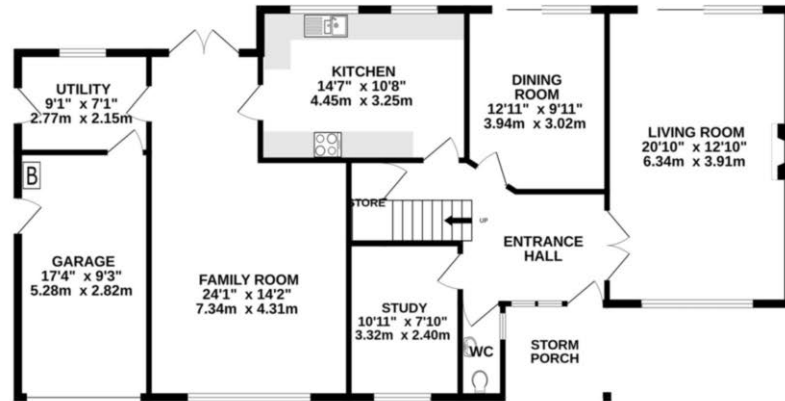
Cheshire East. Property Band: G

#### VIEWING

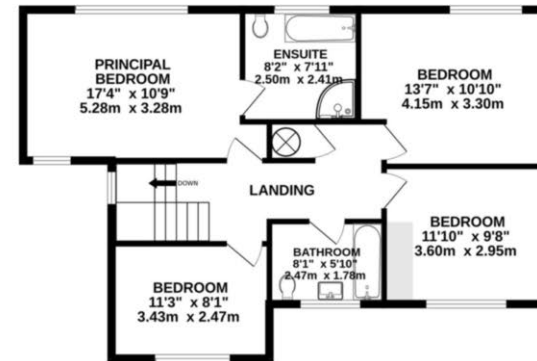
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC

GROUND FLOOR  
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.8 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.  
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



### WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, SK9 1NY

**GASCOIGNE  
HALMAN**