



**GASCOIGNE
HALMAN**

16 POWNALL ROAD, WILMSLOW SK9 5DR

THE AREAS LEADING ESTATE AGENT



16 POWNALL ROAD, WILMSLOW SK9 5DR

£1.2 Million

A handsome detached family residence situated on one of Pownall Park's finest roads offering four bedrooms, three bathrooms and attractive mature gardens.

- Handsome Detached Family Residence
- Spacious Accommodation Measuring 2434 Sq Ft
- Three Reception Rooms
- Superb Extended Dining Kitchen
- Four Bedrooms And Three Bathrooms
- Main Bedroom With Walk-In Wardrobe And En-Suite
- Stunning Mature Gardens
- Sought After Pownall Park Location, Close To Wilmslow Town Centre





Enjoying a sought after convenient location less than half a mile from Wilmslow town centre, this attractive detached house makes for a superb family home.

Internally the property offers well-presented and spacious accommodation measuring a healthy 2434 Sq Ft and comprises an entrance porch opening to a large welcoming entrance hallway with downstairs wc and stairs leading to the first floor, generous living room with Inglenook, feature media wall and French doors opening to the rear garden. In addition there is a family room, large sitting room which opens to superb extended dining kitchen with central island, integrated appliances and French doors to the rear garden. A separate utility room and integral garage completes the ground floor accommodation.

To the first floor there are four bedrooms, the main bedroom being particularly large in size with walk-in wardrobe, large en-suite and pleasant views over the rear garden. Bedroom two also boasts a refitted en-suite shower room and a further family bathroom serves the remaining two bedrooms.

Externally, to the front the property benefits from a large York stone driveway providing ample off-road parking, EV charging point and access to the garage. There is also an immaculate lawned garden with attractive borders, whilst to the rear there are private mature landscaped gardens with York stone patio area and well-stocked flowerbeds.

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 5DR

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.

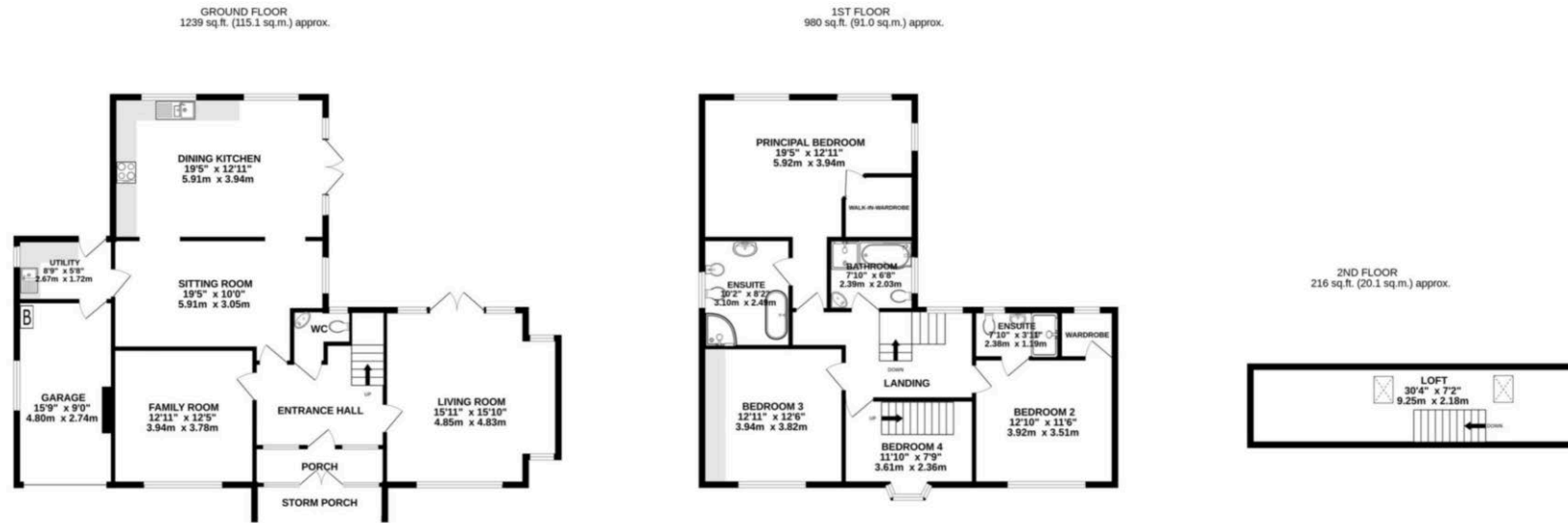
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 2434 sq.ft. (226.2 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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