

**35 PARK ROAD**  
Wilmslow  
**£365,000**



TOTAL FLOOR AREA: 803 sq.ft. (74.6 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 ©2025



**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.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



A charming period terrace boasting immaculate presentation along with a wealth of appealing character, situated on a quiet cul-de-sac moments from the heart of Wilmslow town centre.

**GASCOIGNE HALMAN**



- Charming Period Terrace
- Spacious And Characterful Accommodation Throughout
- Two Bedrooms
- Impressive Main Bedroom With Mezzanine Level
- Modern Refitted Bathroom
- Superb Location Moments From Wilmslow Town Centre

**£365,000**

**35 PARK ROAD**

Wilmslow



#### DESCRIPTION

'April Cottage' is a beautifully presented period terrace set in a convenient position only a short walk to Wilmslow town centre.

Internally the property offers bags of original charm and comprises internally; entrance porch opening to a good-size living room with wooden flooring, open gas fire, wooden beam effect ceiling and plantation shutters to the front window. To the rear of the ground floor there is a large dining kitchen with a range of appliances and door access to the rear garden.

To the first floor there are two double bedrooms, the main bedroom coming with a range of fitted furniture, plantation shutters, wooden beam effect ceiling and a staircase leading to a superb mezzanine level above. This extra benefit really does give the bedroom a real wow factor as well as a useful study area. A modern refitted bathroom with three piece suite serves both bedrooms.

Externally, to the rear there is a good-size private garden with patio area of Al Fresco dining, lawn and garden shed. The property is sold with no vendor chain.

#### 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 5BT

#### 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: C

#### VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**