



**GASCOIGNE
HALMAN**

63 ALTRINCHAM ROAD, WILMSLOW SK9 5NH

THE AREAS LEADING ESTATE AGENT



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GUIDE PRICE: £900,000

'Broom Edge' is a substantial 1920's detached family home situated moments from Wilmslow town centre and Gorsey Bank primary school, set within a private 0.2 acre South facing plot giving superb potential to develop and add-value. Sold with no vendor chain.

- Attractive 1920's Detached Family Home
- Generous And Private South Facing Plot Measuring Over 0.2 Acres
- Three Large Reception Rooms
- Four Double Bedrooms
- Two Bathrooms Including En-Suite To Main Bedroom
- Gated Driveway And Detached Garage
- Excellent Scope To Extend And Add-Value
- Superb Location Moments From Wilmslow Town Centre, Gorsey Bank Primary School And Lindow Common





This private gated detached residence offers a rare and exciting chance to develop and put your own 'stamp' on a substantial traditional property in a convenient and popular location.

Internally, the property offers generous room proportions with charming original features and comprises; entrance porch opening to a large and welcoming entrance hallway with downstairs wc and stairs leading to the first floor. The spacious ground floor offers three large reception rooms, the front living room enjoying a feature bay-window and fireplace, the rear living room with fireplace and patio doors enjoying views over the rear garden and a large family/dining room which leads to a refitted breakfast kitchen and separate utility room.

To the first floor there are four double bedrooms with the main bedroom offering a feature bay-window and en-suite shower room. Bedroom two enjoys garden views and a range of fitted wardrobes. In addition there is a fitted family bathroom with three piece suite which serves the remaining three bedrooms.

Externally, the property offers a private gated driveway which provides parking for multiple cars and access to the detached garage, whilst to the rear there is a superb large South facing garden which benefits from well-stocked borders, patio area and a high degree of privacy. The property offers a generous plot measuring just over 0.2 acres and thus gives excellent scope to extend and develop further (subject to permissions).

The property enjoys a superb location moments from Lindow Common, Gorsey Bank school and excellent transport links.

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 5NH

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.

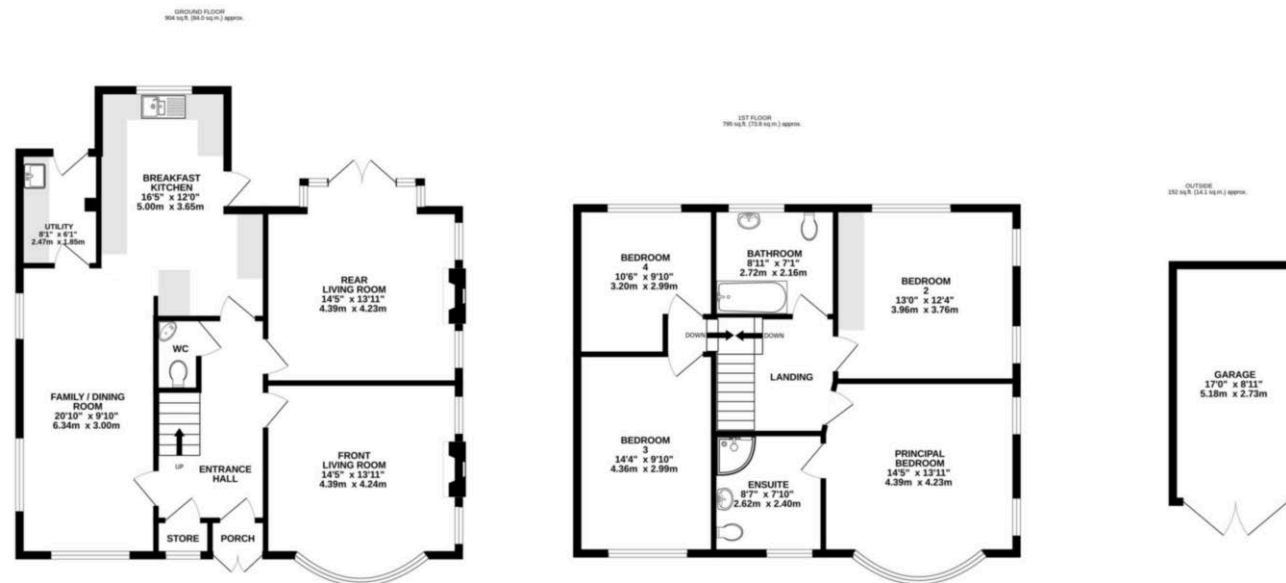
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1851 sq.ft. (171.9 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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