



**GASCOIGNE
HALMAN**

59 BROAD WALK, WILMSLOW SK9 5PN

THE AREAS LEADING ESTATE AGENT



59 BROAD WALK, WILMSLOW SK9 5PN

£1.175 Million

A well-presented and tastefully extended 1930's detached family home boasting four bedrooms, three bathrooms, self-contained annexe and a private, mature South facing garden. Sought after Pownall Park location close to Gorsey Bank and Wilmslow town centre.

- Attractive 1930's Detached Family Home
- Sought After Pownall Park Location
- Well-Presented And Thoughtfully Extended Accommodation
- Two Large Reception Rooms
- Superb Extended Dining Kitchen
- Four Bedrooms And Two Bathrooms Upstairs
- Impressive Self-Contained Annexe
- Beautifully Maintained South Facing Garden With Loggia





We are delighted to introduce this attractive detached residence situated on a popular road within the Pownall Park district of Wilmslow close to reputable schools, Lindow Common and excellent transport links.

Internally the property offers immaculate presentation throughout complemented by a ground floor extension and useful self-contained annexe.

At ground floor the accommodation comprises an entrance porch opening to a welcoming entrance hallway, good-size living room with appealing Inglenook and feature fireplace, separate family room and downstairs wc. In addition there is a superb extended dining kitchen with central island, two sets of French doors to the rear garden and access to a separate utility room which also has door access to the side.

To the first floor there are four bedrooms, the main bedroom being particularly large in size with room to install an en-suite (subject to permissions). Bedroom two is also a good size with a refitted en-suite shower room and a refitted family bathroom with attractive tiling serves the remaining two bedrooms.

The property also comes with the added benefit of a self-contained annexe with its own private entrance accessed via the side of the property with internal access coming through the family room and comes with a good-size double bedroom, refitted shower room and useful storage.

Externally to the front there is a lawned garden and spacious driveway providing off-road parking for multiple cars and access to the storage garage. Gated side access leads to a delightful South facing garden with raised flagged patio, private loggia and a well-maintained lawn with well-stocked beds.

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 5PN

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.

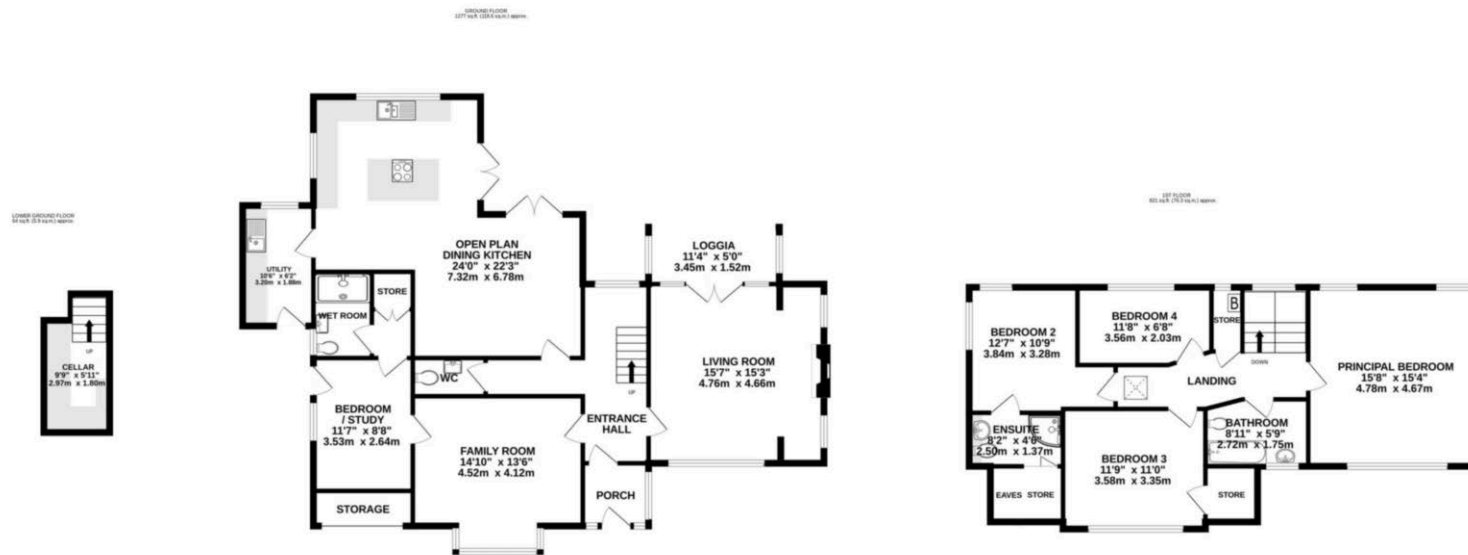
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2162 sq.ft. (200.9 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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