



**GASCOIGNE
HALMAN**

73 BROAD WALK, WILMSLOW SK9 5PN

THE AREAS LEADING ESTATE AGENT



73 BROAD WALK, WILMSLOW SK9 5PN

£1.15 Million

A superb detached family home offering stylish and contemporary accommodation with four double bedrooms, three modern bathrooms and a private South facing garden. Ideally situated in the sought after Pownall Park area only a short walk to Wilmslow town centre and Gorsey Bank primary school.

- Attractive Detached Family Home
- Tastefully Extended And Re-Modelled
- Modern Open-Plan Living-Dining Kitchen
- Four Double Bedrooms And Three Modern Bathrooms
- Superb Principal Suite With Vaulted Ceiling And En-Suite
- Private South West Facing Gardens
- Private Gated Driveway
- Walking Distance To Wilmslow Town Centre And Gorsey Bank Primary School





This attractive detached residence has been tastefully extended and re-modelled to create a spacious and well-presented home with 'turn key' accommodation, generous proportions and a desirable location within the Pownall Park area of Wilmslow.

Internally the property comprises a storm porch opening to a galleried entrance hallway which gives access to the private home office, good-size living room with inglenook, and downstairs wc. In addition to the rear of the ground floor there is a large open-plan living-dining kitchen with breakfast bar and attractive ceiling lantern, separate sitting room and a utility room which leads to an integral garage with electric door.

To the first floor there are four double bedrooms including the impressive principal suite, which boasts vaulted ceiling, feature floor to ceiling window with Juliet balcony, fitted wardrobes and a stylish en-suite shower room. In addition there is a modern family bathroom with bath and separate shower facilities and contemporary en-suite shower room to bedroom two.

Externally, the property is approached via solid oak gates with a large driveway and garage access, whilst to the rear there is a delightful private South West facing garden with patio area and good-size lawn.

LOCATION

Conveniently situated within a short walk 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.

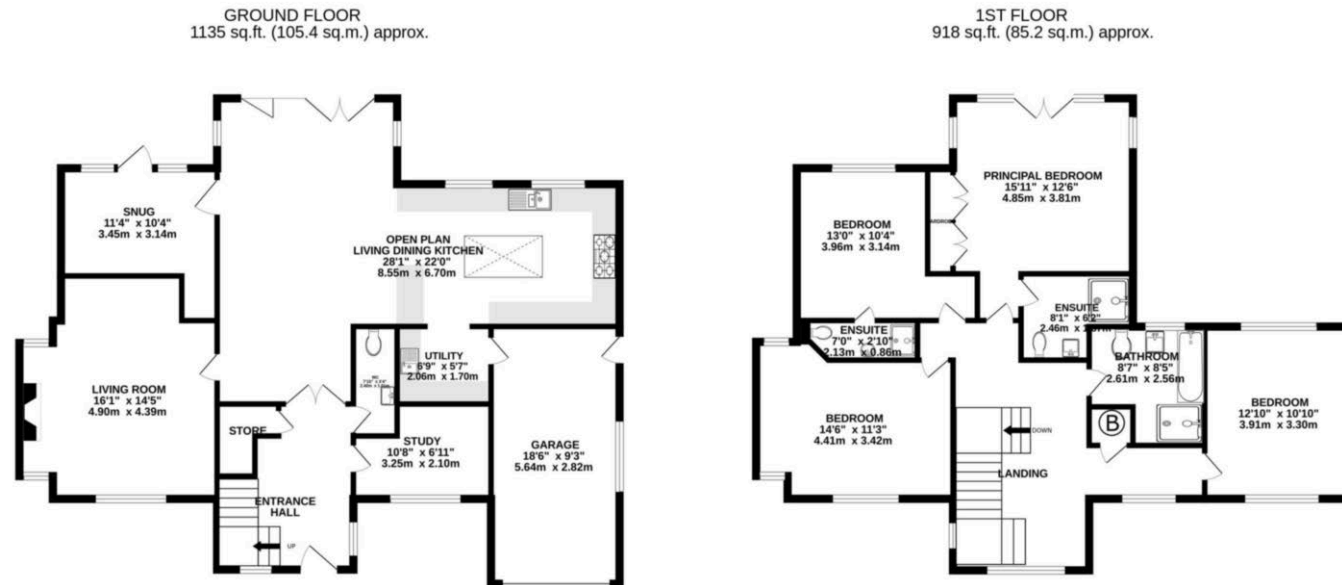
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2052 sq.ft. (190.7 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.



WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, SK9 1NY

**GASCOIGNE
HALMAN**