



**GASCOIGNE  
HALMAN**

15 CHURCH ROAD, WILMSLOW SK9 6HH

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THE AREAS LEADING ESTATE AGENT





## 15 CHURCH ROAD, WILMSLOW SK9 6HH

**£800,000**

**An attractive detached family home situated on a popular residential road in South Wilmslow with four bedrooms, two bathrooms and a superb rear garden. Conveniently within walking distance to Wilmslow and Alderley Edge as well as local reputable schools.**

- Attractive Detached Family Home
- Four Double Bedrooms And Two Bathrooms
- Breakfast Kitchen With Central Island
- Two Reception Rooms Plus Conservatory
- Indian Stone Driveway And Garage
- Large Private Rear Garden With Planning Permission To Extend
- Walking Distance To Wilmslow And Alderley Edge
- Close To Local Reputable Schools







This appealing detached family home offers well-presented accommodation with attractive modern elevations and complemented by a large private plot giving excellent scope to extend and add-value with planning permission already granted for a double storey rear and side extension. Planning ref 23/4208M on the Cheshire East Planning Portal.

Internally the property comprises; welcoming entrance hallway which gives access to the downstairs wc, living room with bay-window and wall mounted gas fire, refitted breakfast kitchen with central island and integrated appliances.

In addition to the ground floor there is a useful family/playroom located off the kitchen with sliding doors opening to the rear garden, separate utility room with door access to the outside as well as a large conservatory which boasts gas central heating and dual sets of French doors to the rear garden.

To the first floor there are four double bedrooms, the main bedroom offering a modern en-suite shower room and door access to bedroom four which gives the potential to create a private dressing room to the main bedroom. A stylish family bathroom with shower and separate bath tub serves the remaining three bedrooms.

Externally the property boasts a charming frontage with Indian stone driveway for off-road parking and access to the integral garage, lawned garden and well stocked borders giving excellent privacy. To the rear of the property there is a superb large garden, mainly laid to lawn with flagged patio and well-stocked borders.

#### 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 6HH

#### 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.

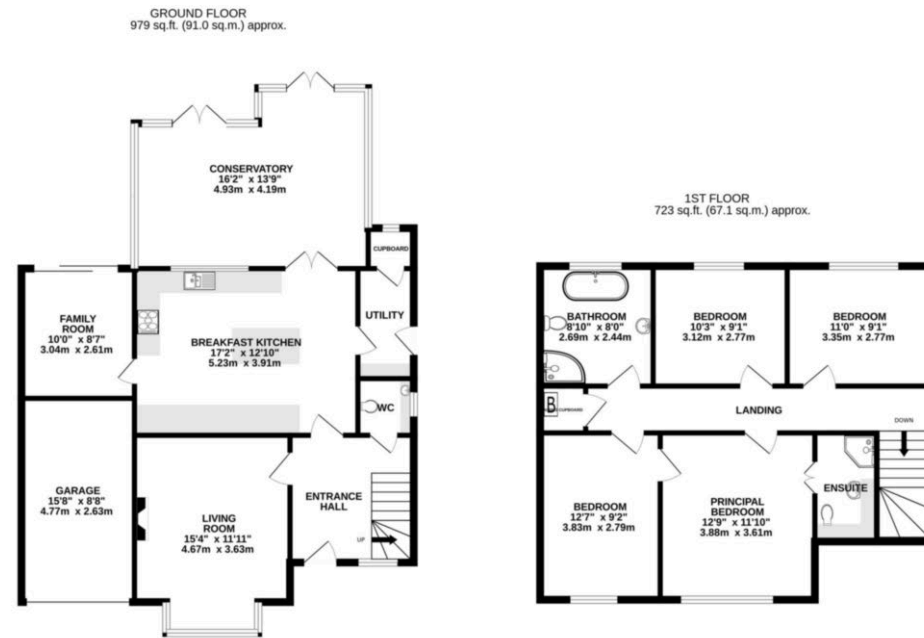
#### LOCAL AUTHORITY

Cheshire East. Property Band: F

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN



TOTAL FLOOR AREA: 1702 sq.ft. (158.1 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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