



**GASCOIGNE
HALMAN**

28 KINGS ROAD, WILMSLOW SK9 5PZ

THE AREAS LEADING ESTATE AGENT



28 KINGS ROAD, WILMSLOW SK9 5PZ

£1,075,000

A substantial detached family home offering a generous corner plot situated in the sought after Pownall Park area of Wilmslow offering six bedrooms, three reception rooms, two bathrooms and a private Westerly facing garden.

- Spacious Detached Family Home (2583 Sq Ft)
- Generous Corner Plot
- Six Bedrooms And Two Bathrooms
- Three Generous Reception Rooms
- Dining Kitchen With Granite Work Surfaces And Vaulted Ceiling
- Ample Parking And Double Garage
- Popular Pownall Park Location
- No Chain





We are pleased to introduce this well-presented and spacious detached residence conveniently situated close to the Carrs Park, Wilmslow town centre and excellent transport links.

The property provides versatile accommodation and enjoys a good-size corner plot with enveloping gardens giving excellent scope to extend with the planning permission granted.

Internally the property offers an impressive 2583 sq ft and comprises; entrance porch opening to a welcoming entrance hallway with attractive parquet flooring with stairs leading to the first floor and access to the three reception rooms and downstairs wc. Good-size living room with feature fireplace, parquet flooring and access to the home office, separate dining room which is generous in size with oak wooden flooring and door access to the dining kitchen. A separate family room enjoys garden views and oak flooring and opens to a superb dining kitchen with vaulted ceiling and Velux window, granite work surfaces, breakfast bar, integrated appliances, sliding doors to the rear garden and access to the separate utility room.

To the first floor there are six bedrooms, with the main bedroom offering an en-suite shower room and fitted wardrobes, and a large family bathroom serves the remaining bedrooms. Bedroom four and five have the scope to convert to an en-suite or dressing room if desired.

Externally to the front there is a spacious driveway providing ample off-road parking and access to the double garage. In addition the property enjoys gardens to three sides with the rear garden enjoying a high degree of privacy with patio area and well stocked borders and enjoys the afternoon and evening sunshine.

* Please note there is full planning permission granted for a two storey and single storey rear extension *Ref 23/3989M on Cheshire East Planning Website*

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 5PZ

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.

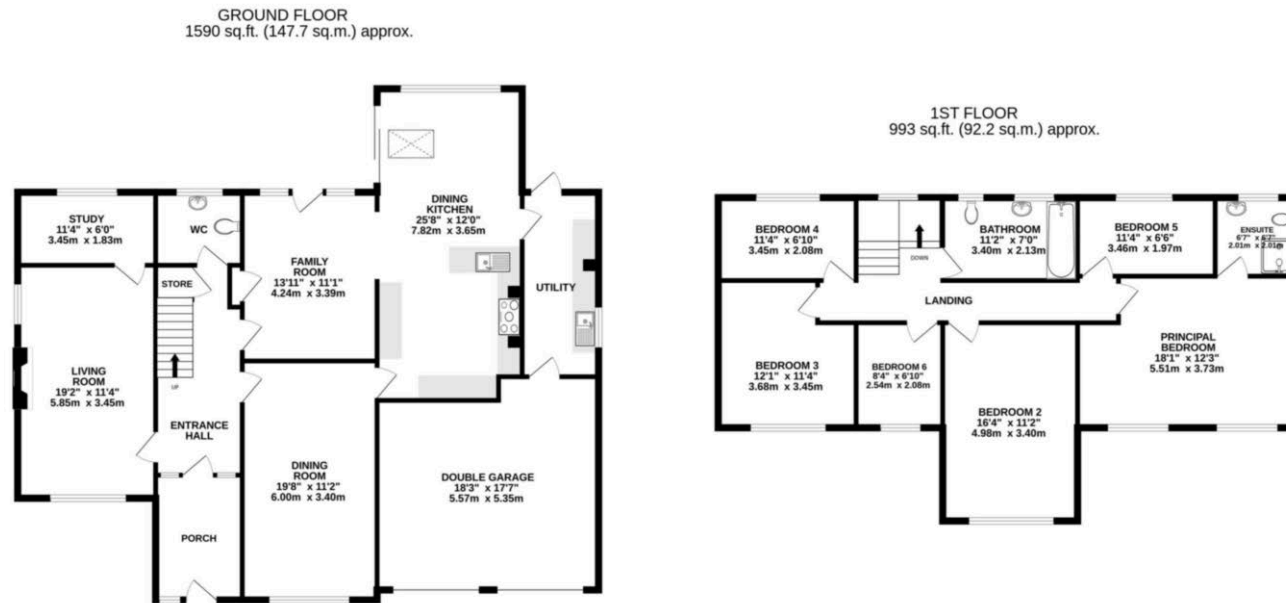
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 2583 sq.ft. (240.0 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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