



**GASCOIGNE  
HALMAN**

89 LACEY GREEN, WILMSLOW SK9 4BW

---

THE AREAS LEADING ESTATE AGENT



## 89 LACEY GREEN, WILMSLOW SK9 4BW

**£760,000**

A unique and highly attractive period home set within private gated grounds boasting well-presented extended accommodation. Three reception rooms, three bedrooms and two bath/shower rooms, complemented by a large South facing garden and only a short walk to Wilmslow town centre.



- AN ATTRACTIVE PERIOD SEMI-DETACHED HOME
- EXTENDED GROUND FLOOR ACCOMMODATION
- THREE DOUBLE BEDROOMS AND TWO BATH/SHOWER ROOMS
- THREE SEPARATE RECEPTION ROOMS
- GENEROUS SOUTH FACING LAWNED GARDEN
- DRIVEWAY AND DOUBLE GARAGE BEHIND ELECTRIC GATES



This impressive period semi-detached house, set behind solid electric gates, takes great advantage of a generous South facing plot with mature trees and borders providing excellent privacy.

The accommodation has been tastefully extended to now include the following: a welcoming reception hall characterised with original features, two large separate reception rooms, a fitted breakfast kitchen with a light and spacious family room enjoying views out over the garden. A downstairs shower room, separate utility room and a double garage complete the ground floor.

There are then three large double bedrooms positioned off the first floor landing plus an additional family bathroom.

Ample parking is provided behind the electric gates via the driveway leading to the double garage. The garden is mainly laid to lawn with mature borders and trees providing privacy.

The property enjoys a convenient and popular location close to Wilmslow town centre, reputable primary schools and nearby countryside.

There is also scope to extend further (full planning permission application no: 21/4474M - now lapsed) to include a loft conversion and dormer providing a further two bedrooms and a bathroom.

#### LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. 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 stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

#### DIRECTIONS

Sat-Nav: SK9 4BW

#### 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.

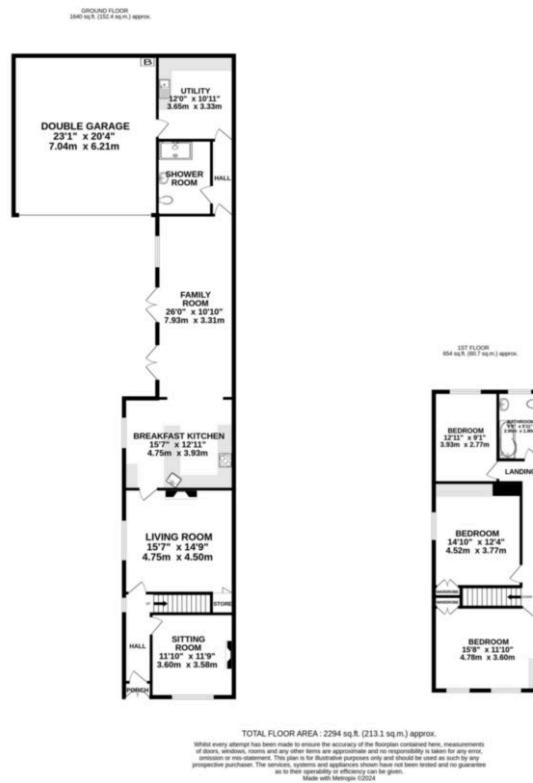
#### LOCAL AUTHORITY

Cheshire East. Property Band: F

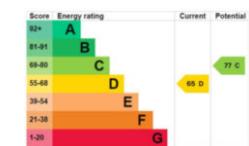
#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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](mailto:wilmslow@gascoignehalman.co.uk)  
 40 Alderley Road, Wilmslow, Cheshire, SK9 1NY

**GASCOIGNE  
HALMAN**