



**GASCOIGNE
HALMAN**

53 RACECOURSE ROAD, WILMSLOW SK9 5LJ

THE AREAS LEADING ESTATE AGENT



53 RACECOURSE ROAD, WILMSLOW SK9 5LJ

£995,000

Positioned in arguably one of Wilmslow's most desirable locations enjoying tree lined views overlooking Lindow common, this striking detached residence offers stylish and versatile accommodation complemented by a generous plot with attractive walled gardens to the rear and a useful detached garage/workshop.



- Stylish Detached Family Home
- Sought After Tree Lined Location Overlooking Lindow Common
- Moments From Wilmslow Town Centre And Gorsey Bank Primary School
- Three Double Bedrooms
- Three Modern Bathrooms
- Main Bedroom With En-Suite And Private Balcony
- Three Reception Rooms Giving Potential For A Fourth Bedroom
- Superb Living-Dining Kitchen With Central Island And Ceiling Lantern



This spacious detached home boasts a sought-after and convenient location only moments from Wilmslow town centre and Gorsey bank primary school whilst being on the doorstep of local countryside walks and stunning surroundings.

Internally the property offers excellent proportions with high quality fittings and superb natural light throughout.

The accommodation comprises as follow;

Entrance porch opening to a welcoming entrance hallway with useful storage and stairs to the first floor.

To the front of the ground floor there is a good-size home office/additional bedroom, separate dining room which is generous in size, refitted modern shower room, large living room with feature log burning stove and modern refitted sliding doors which open to the raised patio seating area above the garden.

In addition there is an impressive living-dining kitchen with tiled floors, central island and integrated appliances with the dining area boasting a modern ceiling lantern, sliding doors to the side and bi-fold doors opening to the raised patio area which takes full advantage of the Southerly aspect. A separate utility room is also accessed via the kitchen.

To the first floor there are three double bedrooms, the main bedroom is particularly impressive in size with a private balcony accessed via modern sliding doors which enjoys pleasant South facing views to the rear, fitted wardrobes, Velux windows and a stylish en-suite shower room.

A refitted contemporary family bathroom with free-standing bath and separate shower facilities serves the remaining two bedrooms.

Externally to the front there is a private gated gravel driveway and lawned garden with ample space to the side leading to the gated rear access.

To the rear there is a superb South facing landscaped garden with attractive walled boundaries, lawned garden with one of two patio areas, perfect for al fresco dining as well as a substantial detached garage/workshop.

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 5LJ

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.

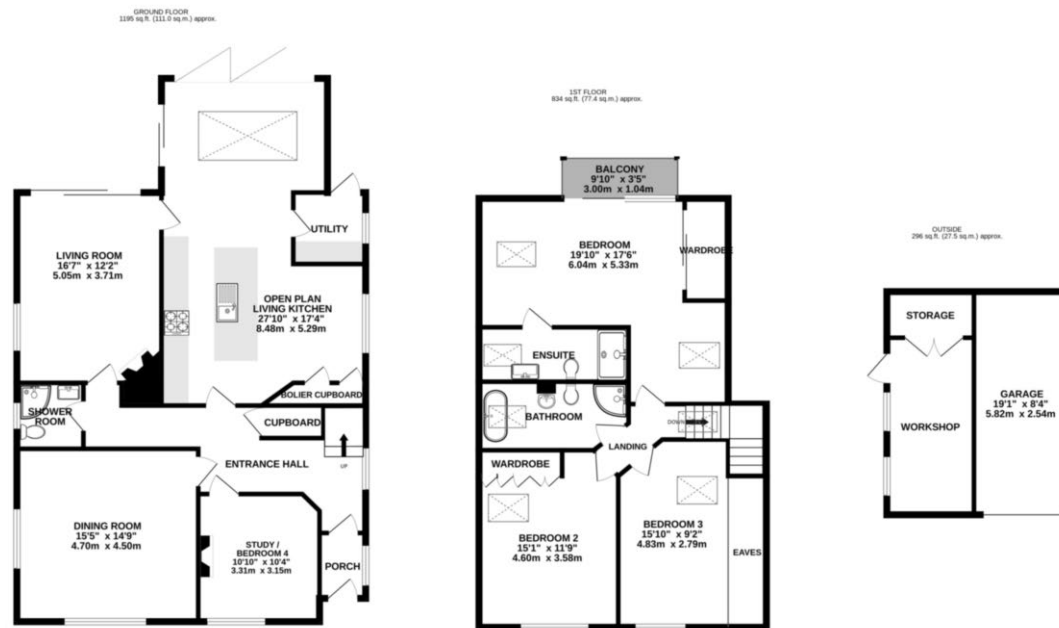
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 2325 sq.ft. (216.0 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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