



**GASCOIGNE
HALMAN**

5 CORNER CROFT, WILMSLOW SK9 1RG

THE AREAS LEADING ESTATE AGENT



5 CORNER CROFT, WILMSLOW SK9 1RG

£995,000

An attractive detached family home in a private cul-de-sac setting on the sought after Fulshaw Park area only a short walk to Wilmslow town centre and local reputable schools offering beautifully presented and substantial accommodation measuring 2401 Sq ft.

- Executive Detached Family Home
- Spacious Accommodation Measuring 2401 Sq Ft
- Beautifully Presented Throughout
- Three Reception Rooms
- Large Breakfast Kitchen With Central Island
- Four Double Bedrooms
- Two Bathrooms Including En-Suite To Main Bedroom
- Attractive Landscaped Westerly Facing Garden



Corner Croft is a quiet and sought after residential cul-de-sac of only six detached properties in a highly convenient position in the ever popular and private Fulshaw Park area close to the town centre.

Internally the property boasts spacious and 'light and airy' accommodation with superb room proportions and comprises; large entrance hallway accessed via a bespoke aluminium front door with wooden flooring, modern downstairs wc, useful cloak room and stairs leading to the first floor. To the front of the ground floor there is a good-size family/play room with newly fitted glass doors opening to a large 20ft living room with feature fireplace and Bi-fold doors opening to the rear garden. In addition there is a generous breakfast kitchen with central island, integrated appliances and door access to the side and integral double garage and a separate dining room with bi-fold doors to the rear garden.

To the first floor there is a large, spacious galleried landing with room for a further sitting/study area, four large double bedrooms, with the main bedroom being particularly large in size with feature box window and en-suite shower room. Two further bedrooms enjoy walk-in wardrobes and a generous family bathroom with both bath and separate shower facilities completes the first floor accommodation.

Externally the property offers a large driveway providing ample off-road parking and access to the double garage, front lawned garden and side access to both sides whilst to the rear there is a delightful private Westerly facing landscaped garden with Indian Stone patio, attractive Cheshire brick raised seating area, modern garden shed and fenced boundaries.

LOCATION

The property is 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 local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

DIRECTIONS

Sat-Nav: SK9 1RG

TENURE

Leasehold for 999 years from 01/08/1985 with a ground rent of £80 p.a. (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

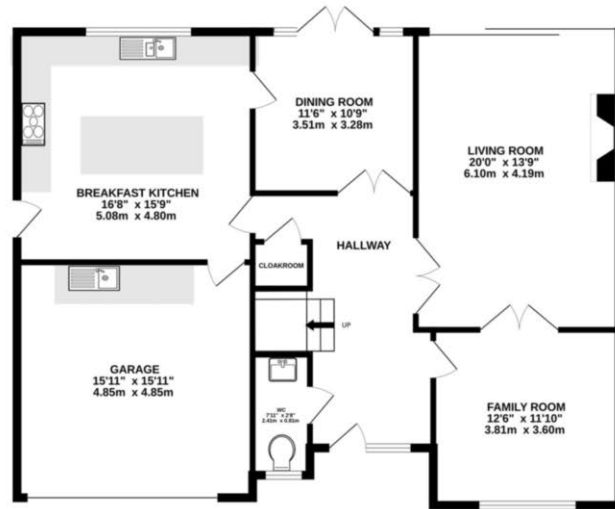
Cheshire East. Property Band: G

VIEWING

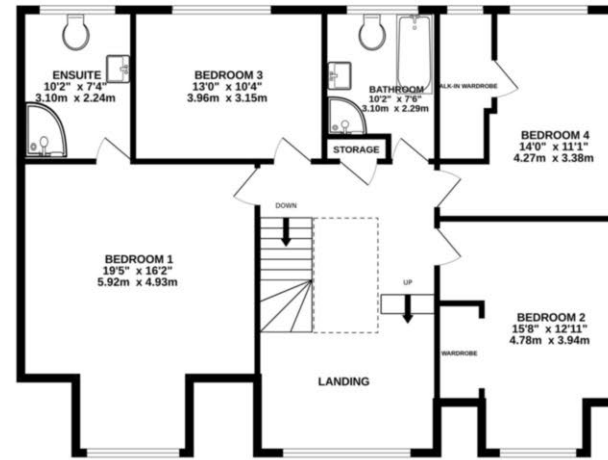
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
1159 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 2401 sq.ft. (223.0 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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