



**GASCOIGNE
HALMAN**

13 YATES GROVE, WILMSLOW SK9 6GJ

THE AREAS LEADING ESTATE AGENT



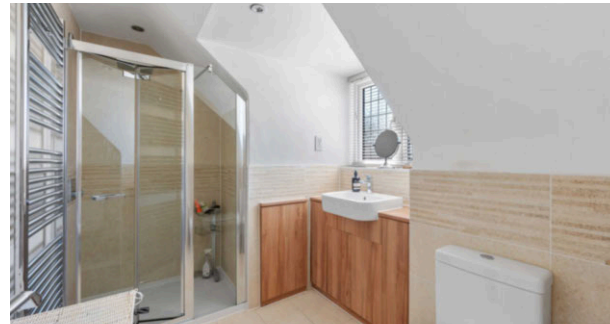
13 YATES GROVE, WILMSLOW SK9 6GJ

£950,000

An attractive and well-presented modern detached family home in a quiet cul-de-sac on a generous corner plot situated in a popular South Wilmslow location with five bedrooms, three bathrooms and superb countryside views to the rear.

- Attractive And Substantial Detached Family Home
- Five Bedrooms And Three Villeroy And Boch Bathrooms
- Generous Corner Plot
- Quiet And Popular Development In South Wilmslow
- Stunning Open Aspect Countryside Views To The Rear
- Close To Local Reputable Schools And Local Amenities
- Moments From Appealing Countryside Walks Towards Mobberley And Beyond
- 4 Years NHBC Warranty Remaining





Still in its infancy, this substantial contemporary home offers modern family living in a convenient and tranquil setting with easy access to Wilmslow town centre and moments from appealing countryside walks to Mobberley and beyond.

Constructed by Elan Homes in 2019, this detached family home boasts a high specification internally with Villeroy & Boch sanitary ware and Hansgrohe fittings and enjoys arguably the finest position on the development with open aspect countryside views to the rear.

Internally the property offers a healthy 2070 Sq ft and comprises internally at ground floor level: welcoming entrance hallway with tiled flooring and stairs leading to the galleried landing on the first floor, large 21ft living room with feature fireplace and French doors opening to the rear garden, separate snug/study, downstairs wc and a large 28ft long dining kitchen with French doors to the rear garden and Smeg integrated appliances. In addition there is a separate utility room with side door access to the outside as well as door access to the integral double garage.

To the first floor there is a spacious galleried landing with Velux windows, four double bedrooms with a further single bedroom perfect for a nursery or home office, the main bedroom and bedroom two are both generous in size with stylish en-suite shower rooms, and a modern family bathroom with bath and separate shower facilities serves the remaining three bedrooms.

Externally the property enjoys a generous corner plot with a spacious driveway providing ample off-road parking and access to the double garage, lawned front garden with stocked slate flowerbeds whilst to the rear there is a good-size private rear garden with patio area and well stocked borders with stunning countryside views beyond.

It is worth noting that the house still has 4 years NHBC warranty left.

The fields behind are privately owned with no planning applications active or pending for further development.

There is a management charge payable of approximately £570 p.a. (subject to verification by solicitors).

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 6GJ

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

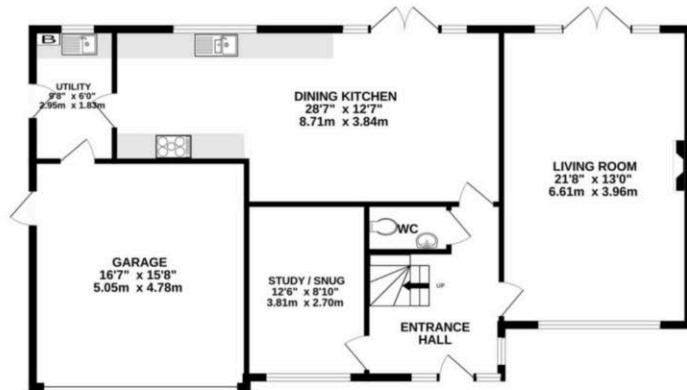
Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



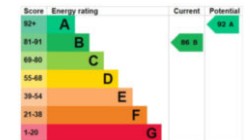
1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 2070 sq.ft. (192.3 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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