



**GASCOIGNE  
HALMAN**

29 RACECOURSE ROAD, WILMSLOW SK9 5LF

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THE AREAS LEADING ESTATE AGENT





## 29 RACECOURSE ROAD, WILMSLOW SK9 5LF

**£825,000**

**A well-presented and substantial detached family home occupying a generous South facing corner plot positioned in arguably one of Wilmslow's most desirable locations enjoying tree lined views overlooking Lindow common.**

- Substantial Detached Family Home
- One of Wilmslow Most Popular Residential Roads
- Four Bedrooms
- Three Bathrooms Including Two En-Suite Shower Rooms
- Three Reception Rooms
- Attractive Leafy Views Over Lindow Common
- Off-Road Parking And Double Garage
- Good-Size Private South Facing Garden







Racecourse Road is one of Wilmslow's most popular residential roads with it's leafy views over Lindow common, countryside walks nearby along with the convenience of only being moments from Wilmslow town centre and local reputable primary schools.

The property itself offers spacious accommodation throughout with generous entertaining space and comprises internally; storm porch opening to a welcoming entrance hallway with downstairs wc, front sitting room with bay-window, separate dining room with feature bay-window and door access through to the refitted breakfast kitchen which boasts a central island, integrated appliances and access to the outside patio. A large living room with feature fireplace and french doors providing views over the large garden and patio completes the ground floor.

To the first floor there are four bedrooms, all with fitted wardrobes, with the main bedroom being particularly large in size with a spacious, modern en-suite shower room. Bedroom two also comes with its own en-suite shower room and a further contemporary family bathroom with three piece suite serves the remaining two bedrooms.

Externally the property offers a private driveway and double garage with door access leading to a generous private South facing garden with delightful decked patio perfect for Al fresco dining.

#### 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 5LF

#### 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.

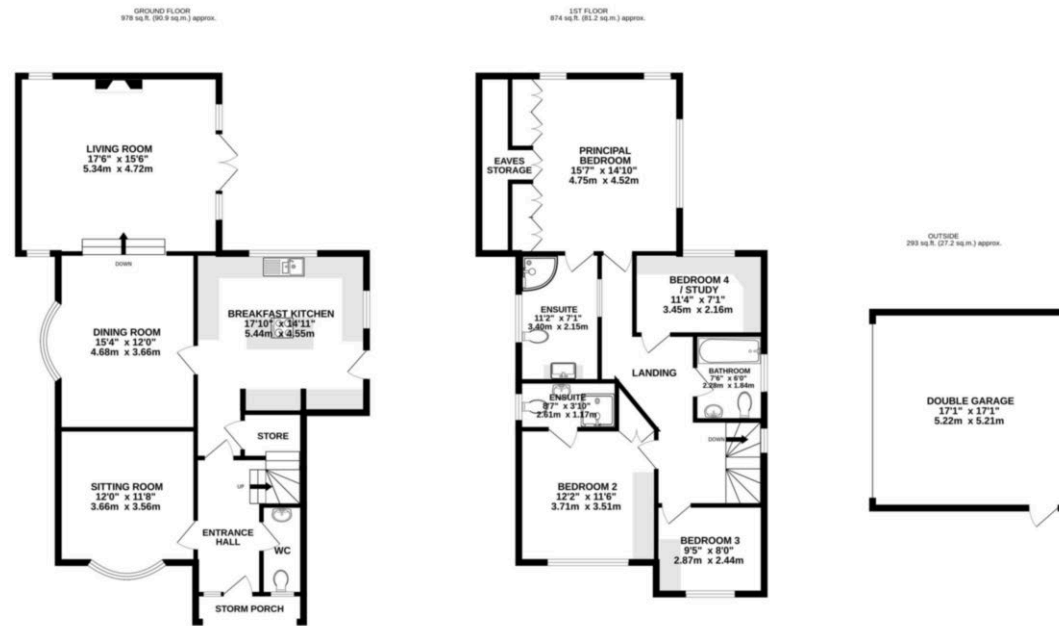
#### LOCAL AUTHORITY

Cheshire East. Property Band: G

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA : 2145 sq.ft. (199.3 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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