



**GASCOIGNE  
HALMAN**

1 WESTBOURNE DRIVE, WILMSLOW SK9 2GY

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THE AREAS LEADING ESTATE AGENT





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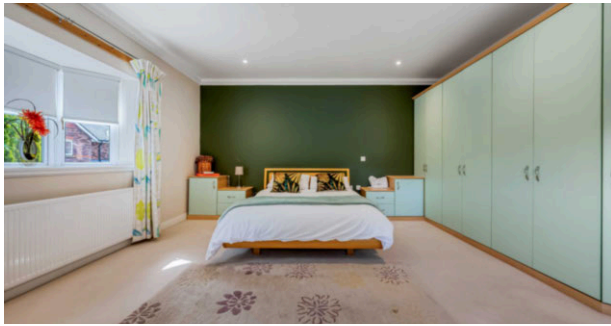
**£1.1 Million**

**This attractive and substantial family home (2344 sq ft), has been upgraded to a high specification throughout with immaculate and stylish presentation, perfect for modern day living with five bedrooms, three bathrooms, superb living-dining kitchen and a private South Westerly facing garden.**

- Substantial Family Home On The Popular Regents Park Development
- Enviaible Private Position On Westbourne Drive
- Stylish And Immaculate Presentation
- Five Bedrooms And Three Bathrooms
- Superb Living-Dining Kitchen With Central Island And Granite Work Surfaces
- Impressive Main Bedroom With Luxury En-Suite
- Private South Westerly Facing Gardens
- Driveway For Four Cars







Situated on arguably the finest road within the sought after Regents Park development, this stunning example of a large and well-appointed family home enjoys an enviable position with excellent privacy to the front and rear with spacious accommodation and attractive gardens.

Internally the property comprises a welcoming entrance hallway with tiled floor, large 24ft living room with media wall and feature bay-window, impressive living-dining kitchen with central island, granite work surfaces and integrated appliances and underfloor heating with a dining area (with downstairs wc off) and adjoining family room making it the perfect space for entertaining and with French doors from the kitchen area leading to the rear conservatory and garden.

To the first floor there are five bedrooms including four generous double bedrooms and a further single bedroom currently used as a private home office. All four double bedrooms come with bespoke fitted wardrobes with the main bedroom being particularly large in size with a luxury en-suite with underfloor heating. Bedroom two also comes with its own private en-suite shower room and a further family bathroom with three piece suite serves the remaining three bedrooms.

Externally to the front there is a large driveway providing ample off-road parking for multiple cars, attractive private gardens to the front and side whilst to the rear there is a superb private South Westerly facing walled garden with decked seating area and lawned garden.

#### 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 2GY

#### TENURE

Leasehold for 999 years from 01/01/1994 with a ground rent of £550 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.

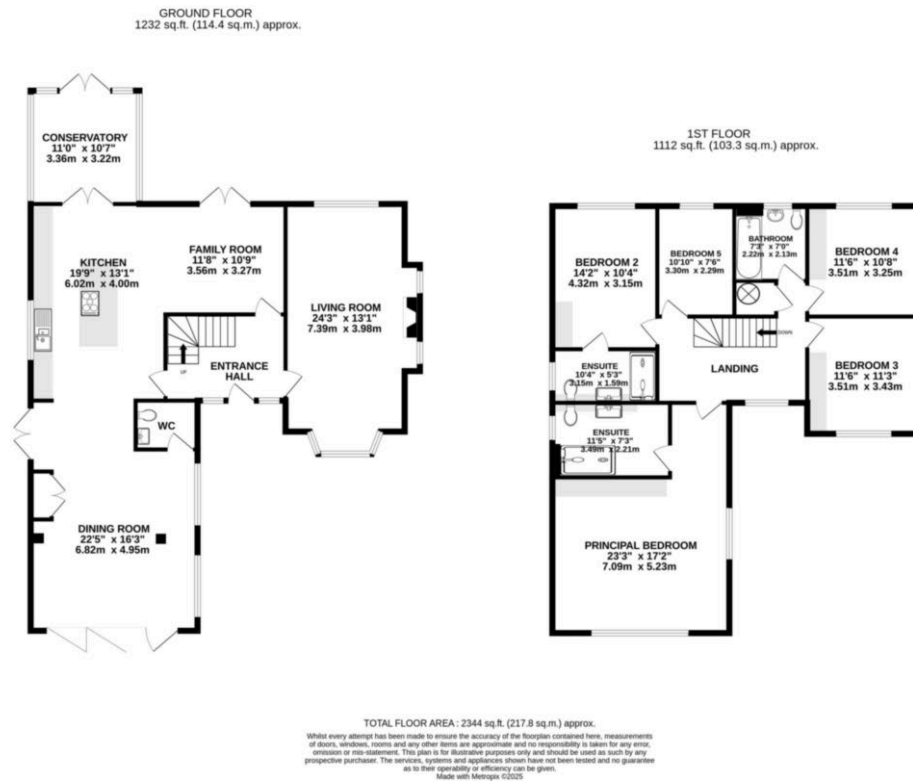
#### LOCAL AUTHORITY

Cheshire East. Property Band: G

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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.



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