



**GASCOIGNE
HALMAN**

35 POPPY ROAD, WILMSLOW SK9 4FZ

THE AREAS LEADING ESTATE AGENT



35 POPPY ROAD, WILMSLOW SK9 4FZ

Offers Over £625,000

An attractive modern detached family home offering immaculate accommodation throughout, with four bedrooms, two bathrooms, superb dining kitchen and a beautifully landscaped rear garden. Off-road parking and detached garage.

- Recently Constructed Detached Family Home
- Stylish And Immaculate Presentation Throughout
- 21ft Living Room With Media Wall
- Shaker Style Dining Kitchen With Central Island And Integrated Appliances
- Four Bedrooms And Two Modern Bathrooms
- En-Suite To Main Bedroom
- Off-Road Parking And Detached Garage
- Attractive Landscaped Rear Garden





Still in its infancy, this beautifully presented detached family home offers an upgraded specification internally with stylish fittings and tasteful decor, situated on a popular development close to Wilmslow, Handforth and Styal village.

Internally the property comprises a welcoming entrance hallway with useful storage cupboard and downstairs wc, 21 ft living room with bay-window and appealing media wall with electric remote controlled fire and French doors leading to the rear patio/garden. In addition to the ground floor there is a spacious 'Shaker Style' dining kitchen with central island, integrated appliances and wine cooler. A separate utility room with fitted units and door access to the side of the property completes the ground floor.

To the first floor there are four bedrooms including three double bedrooms with fitted wardrobes and a further single bedroom. The main bedroom offers a stylish en-suite shower room whilst a further modern family bathroom with bath and separate shower facilities serves the remaining three bedrooms.

Externally, to the front there is a good-size driveway providing ample off-road parking and access to the detached garage whilst to the rear there is a delightful landscaped attractive garden with tiled patio area perfect for alfresco dining, lawned garden and well stocked borders with fenced boundaries.

There is a management charge of approximately £150 p.a. (to be confirmed, 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 4FZ

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.

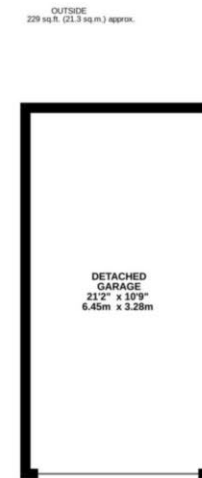
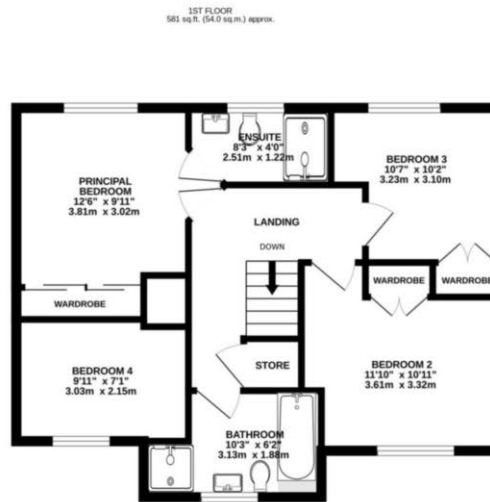
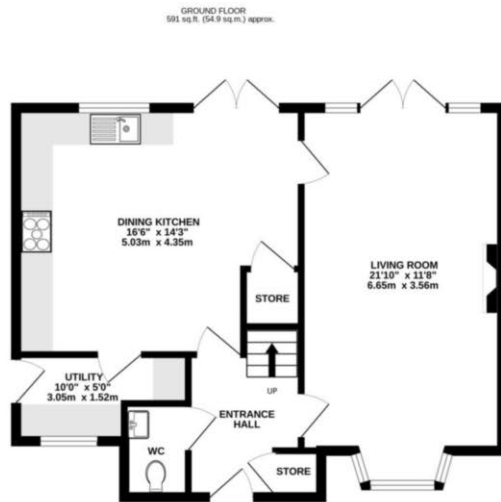
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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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WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

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