



**GASCOIGNE
HALMAN**

14 GRAVEL LANE, WILMSLOW SK9 6LA

THE AREAS LEADING ESTATE AGENT



14 GRAVEL LANE, WILMSLOW SK9 6LA

£685,000

A handsome Edwardian townhouse built circa 1910 offering beautifully presented and spacious accommodation over four floors with four double bedrooms, two bathrooms, converted cellars and a stunning extended dining kitchen. Situated in a prime South Wilmslow location only a short walk to Wilmslow town centre and Ashdene Primary school.

- Handsome Edwardian Family Home
- Beautifully Presented Accommodation Over Four Floors
- Four Double Bedrooms and Two Bathrooms
- Superb Extended Living-Dining Kitchen
- Fully Converted Cellars
- Landscaped Garden And Off-Road Parking
- Sought After Location Close To Excellent Local Schools And Wilmslow Town Centre





This attractive Edwardian family home offers immaculately presented and versatile accommodation combining charming period features with modern design and comfort.

Internally the property boasts an impressive 1748 sq ft over four floors and comprises at ground floor level, a newly constructed front porch leading to an attractive period front door with leaded lights which opens to the welcoming entrance hallway with useful under-stairs storage. To the front of the ground floor there is a dual aspect living room with wooden flooring and log burning stove, whilst to the rear there is a superb extended living-dining kitchen with central island, integrated appliances, Belfast sink, underfloor heating and bi-fold doors opening to the rear garden.

To the first floor there are two large double bedrooms, both with fitted wardrobes and plantation shutters, with a stylish period style family bathroom with both bath and separate shower facilities completing the first floor accommodation. The second floor offers a further two double bedrooms, both with feature fireplaces and one bedroom boasting a wooden beam effect ceiling.

In addition the property comes with fully tanked cellars with a further reception room or bedroom facilities and a modern en-suite shower room.

Externally, to the front there is a driveway providing off-road parking and electric charging point with gated side access which leads to a delightful landscaped rear garden which provides easy maintenance with Indian Stone patio, artificial grass and well-stocked borders.

The property enjoys a highly convenient and sought after position only 0.5 miles to Wilmslow town centre as well as easy access to Chapel Lane with its array of privately owned shops and food outlets as well as only moments from Ashdene Primary school and local parks.

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 6LA

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.

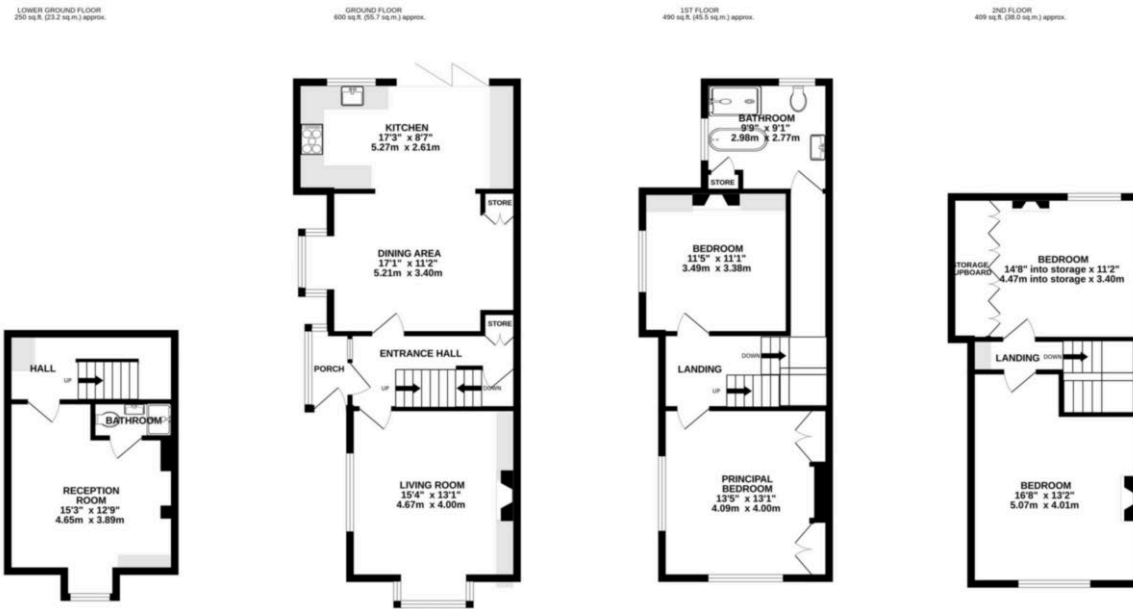
LOCAL AUTHORITY

Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1748 sq. ft. (162.4 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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