



**GASCOIGNE  
HALMAN**

141 KNUTSFORD ROAD, WILMSLOW SK9 6EL

---

THE AREAS LEADING ESTATE AGENT





## 141 KNUTSFORD ROAD, WILMSLOW SK9 6EL

£675,000

A well-presented detached family home situated close to both Wilmslow town centre and Alderley Edge village, boasting three bedrooms, three reception rooms, South Easterly facing garden with scope to extend and develop further as well as pleasant views over Wilmslow cricket club to the front.

- Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Refitted Modern Kitchen
- Generous Contemporary Family Bathroom With Bath And Separate Shower Facilities
- Downstairs WC and Utility Room
- South Easterly Facing Garden
- Close To Wilmslow Town Centre, Alderley Edge Village, Lindow Primary School and Alderley Edge Golf Club







Enjoying a popular location within walking distance to Wilmslow and Alderley Edge respectively as well as close to open countryside walks and moments from Lindow primary school and Alderley Edge golf club.

The property itself enjoys a wide plot giving excellent potential to extend and develop further with the accommodation comprising internally, a welcoming entrance hallway with downstairs wc, good-size front living room with bay-window and feature fireplace, refitted modern kitchen, separate dining room which sits adjacent to the kitchen giving scope to extend into an open-plan living-dining kitchen. In addition to the ground floor there is a separate sitting room/home office and utility room.

To the first floor there are three bedrooms including two large double bedrooms, the main bedroom benefiting from a range of fitted wardrobes and pleasant leafy views over Lindow cricket club, and a large family refitted bathroom with both bath and separate shower facilities serves all three bedrooms.

Externally, to the front there is a spacious driveway providing off-road parking for multiple cars with gated side access leading to a delightful South Easterly facing garden with patio area for al fresco dining and well stocked borders.

#### LOCATION

Conveniently situated within easy reach of both Wilmslow town centre and Alderley Edge village with their 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 6EL

#### 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.

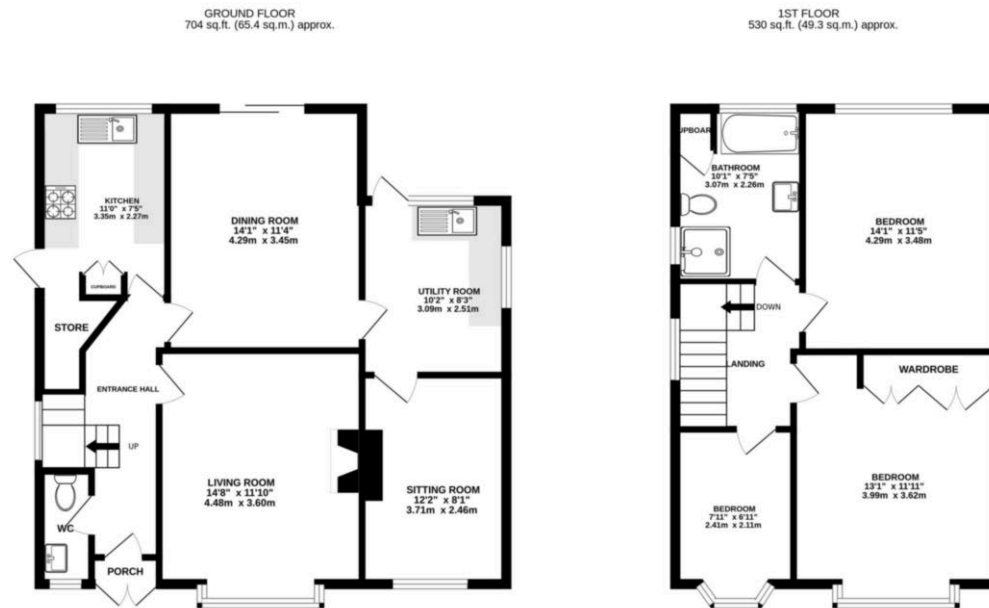
#### LOCAL AUTHORITY

Cheshire East. Property Band: E

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1234 sq.ft. (114.7 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.  
Made with Metropix ©2025

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.



### WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

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

**GASCOIGNE  
HALMAN**