



**GASCOIGNE  
HALMAN**

22 ROSTHERNE ROAD, WILMSLOW SK9 6JE

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THE AREAS LEADING ESTATE AGENT



## 22 ROSTHERNE ROAD, WILMSLOW SK9 6JE

**£825,000**

**Perfectly positioned in one of South Wilmslow's most desirable locations, this exceptional four bedroom detached family residence offers immaculate presentation, perfect for modern day family living set within a large mature plot with a modern summerhouse.**

- Attractive Bay-Fronted Detached Family Home
- Sought After South Wilmslow Location Near Reputable Schools
- Immaculate And Spacious Accommodation Throughout
- Superb Extended Shaker Style Dining Kitchen
- Main Bedroom With Luxury En-Suite
- Substantial Landscaped Rear Garden
- Versatile Modern Summer House
- Quiet Cul-De-Sac Location





This superb family home offers tastefully extended accommodation with generous proportions and extensive private gardens to the rear situated moments from local reputable schools and within easy reach of Wilmslow town centre.

Internally the property comprises; large welcoming entrance hallway with tiled flooring and underfloor heating, stairs leading to the first floor and useful fitted storage, spacious living room with feature bay-window with plantation shutters, log burning stove, wooden flooring and door access to the rear garden. At the heart of the home there is a open-plan extended shaker style dining kitchen with tiled flooring and underfloor heating which runs into the utility room, integrated appliances, stone work surfaces and Velux windows. The extended dining area offers French doors leading to the rear patio creating a seamless flow between indoor and outdoor living, ideal for entertaining. A dedicated snug/play room is located off the kitchen and a separate utility room and downstairs wc completes the ground floor accommodation.

To the first floor there are four well-appointed bedrooms, the main bedroom boasting its own fitted wardrobes and luxury en-suite with underfloor heating, while the remaining bedrooms are served by a modern stylish family bathroom with both bath and separate shower facilities and also underfloor heating.

Externally to the front there is a gravel driveway providing off-road parking for two cars with gated side access.

One of the main highlights of the property is the substantial and beautifully landscaped rear garden, offering generous space for children to play or adults entertaining with a modern tiled patio, raised decked area perfect for Al fresco dining and a versatile summer house. Perfect as a private home office, gym or simply a tranquil retreat.

#### 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 6JE

#### 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.

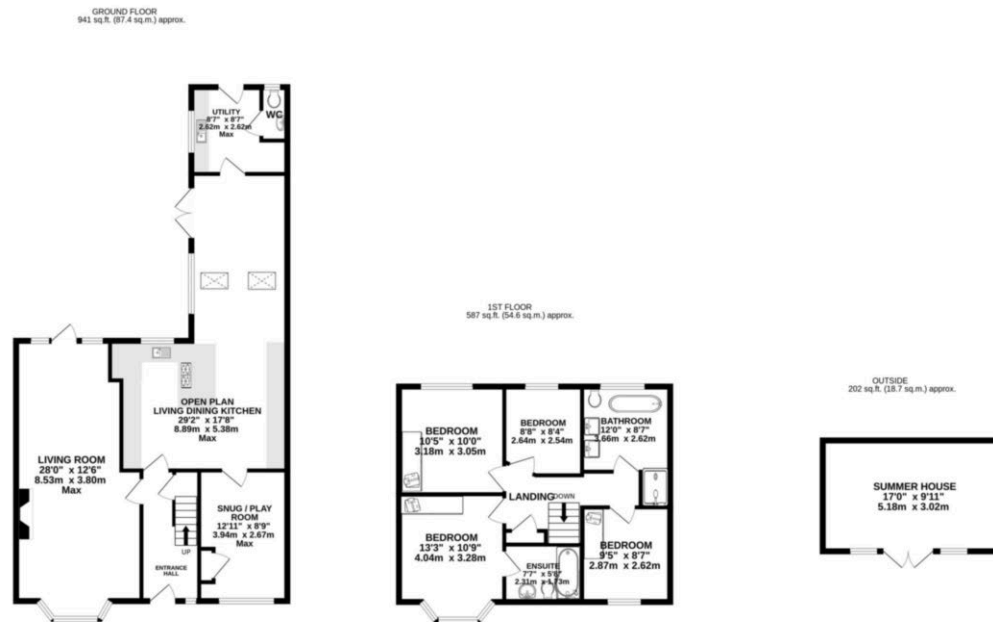
#### LOCAL AUTHORITY

Cheshire East. Property Band: E

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1730 sq ft. (160.7 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.  
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