



**GASCOIGNE
HALMAN**

3 YORK CRESCENT, WILMSLOW SK9 2BB

THE AREAS LEADING ESTATE AGENT



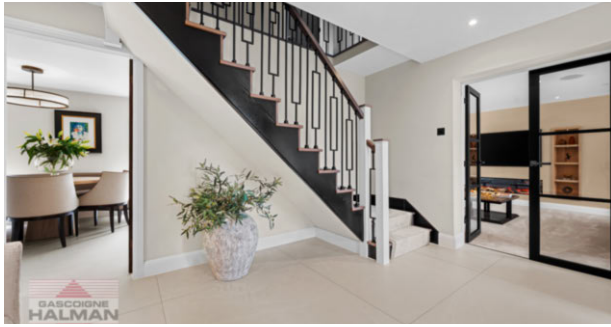
3 YORK CRESCENT, WILMSLOW SK9 2BB

£1.2 Million

A simply stunning interior designed detached family home, finished to the very highest of standards throughout, situated in the sought after Wilmslow Park area of Wilmslow only 0.5 miles to Wilmslow town centre and moments from Wilmslow train station. Boasting 2348 sq ft of immaculate accommodation complemented by a generous and private South facing garden.



- Exceptional Detached Family Residence
- Beautifully Presented Interior Designed Accommodation
- Elegant Blend Of Luxury Fittings With Modern-Day Living
- Finished to the Very Highest Standards Throughout
- Sought After Wilmslow Park Area, Within Walking Distance of Town Centre
- Three Bedrooms and Three Stunning Bathrooms
- Principal Bedroom with Dressing Room and En-Suite
- Attractive Landscaped South Facing Garden



This exceptional family home showcases a beautifully renovated and remodeled interior combining elegant design and luxury fittings with practical family living, generous room proportions and an attractive landscaped South facing garden.

Stunning throughout, the property comprises internally a grand entrance hallway with bespoke fitted staircase leading to the galleried landing above, modern downstairs wc and attractive tiled flooring with underfloor heating which runs throughout the majority of the ground floor. To the right of the hallway is the impressive 26ft living room with fitted media wall and newly installed sliding doors opening to the rear garden.

In addition to the ground floor there is a large open-plan living-dining kitchen with underfloor heating, bespoke handmade units with Siemens appliances, stone work surface and central island, opening to a spacious dining-living area with dual sets of modern sliding doors opening to the rear garden. Located off the kitchen is the cosy family/play room with tiled flooring and sliding doors to the rear garden, a separate study and utility room as well as access to the integral electronic double garage with resin flooring and extra storage.

To the first floor there are three double bedrooms, the principal suite being particularly large in size with a bespoke fitted dressing room, built-in Sonos surround sound and a luxury en-suite bathroom with both bath and separate shower facilities, bespoke tiling and underfloor heating. Bedroom two comes with bespoke fitted furniture and a further luxury en-suite bathroom whilst a modern refitted family bathroom serves bedroom three.

Externally, to the front the property boasts a large frontage with a spacious driveway providing off-road parking for three cars, immaculate lawn and hedgerow boundaries whilst to the rear there is a beautifully landscaped South facing private garden with modern tiled patio with outdoor lighting, large lawned garden and fenced boundaries.

The property is sure to impress even the most discerning of purchasers with the easy ability to convert back to a four double bedroom property if desired. The property also comes with a high specification throughout such as built-in Sonos surround sound to the ground floor, LED lighting to all fitted wardrobes, a good-size boarded loft and much much more.

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 2BB

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

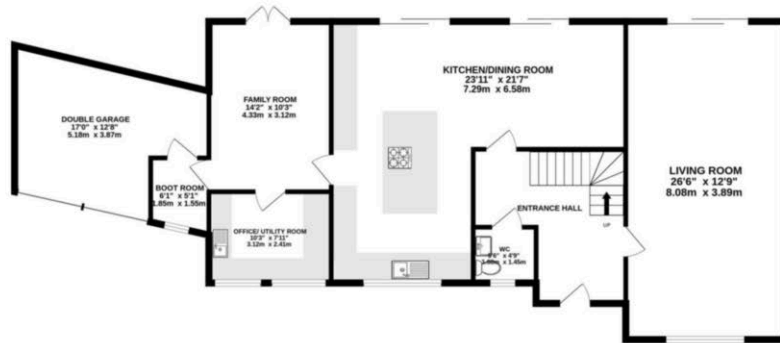
Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1321 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 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**