



**GASCOIGNE
HALMAN**

118 KNUTSFORD ROAD, WILMSLOW SK9 6JH

THE AREAS LEADING ESTATE AGENT



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£1.1 Million

An exciting opportunity to purchase a handsome 1930's detached family home set on a generous 0.2 acre plot ideally located close to Wilmslow town centre and reputable schools, boasting tastefully extended accommodation and excellent scope to extend/develop further.

- Handsome 1930's Detached Family Home with Double Garage
- Tastefully Extended Accommodation Measuring 2534 Sq Ft
- Spacious And Versatile Living Accommodation
- Three Reception Rooms
- Four Double Bedrooms
- Main Bedroom With Walk-In Wardrobe And Modern En-Suite
- Generous 0.22 Acre Westerly Facing Plot
- Superb Location Close To Wilmslow Town Centre And Excellent Schools





This charming 1930's detached residence retains much of its original appeal, offering spacious and versatile living accommodation, with bright, well-proportioned rooms throughout complemented by large Westerly facing mature gardens providing privacy and ample outdoor space for family life and entertaining.

Internally the property offers spacious and beautifully maintained accommodation measuring approx 2534 sq ft (including garaging) and comprises an entrance porch opening to a large and welcoming entrance hallway with stairs leading to the first floor, downstairs wc, good-size front dining room with feature bay window and attractive fireplace, spacious living room with large bay-window and door access giving pleasant views over the rear garden and a separate home office/study with room for two work stations.

In addition to the ground floor there is a 19ft cottage style breakfast kitchen with Neff appliances, tiled flooring and a range of base and wall units opening to the rear conservatory as well as access to the separate fitted utility room, additional storage area and access to the electronically operated double garage.

To the first floor there is a spacious landing with fitted linen cupboard, four double bedrooms, with the main bedroom being particularly large in size with its own private walk-in wardrobe and refitted modern en-suite shower room. A refitted modern family bathroom with bath and separate shower facilities serves the remaining three bedrooms.

Externally, to the front there is a good-size driveway with a walled boundary providing ample off-road parking and access to the double garage with gated side access which leads to a delightful mature private garden which enjoys a Westerly aspect, mainly laid to lawn with flagged patio for al fresco dining, attractive and well-stocked borders, garden shed and a high degree of privacy.

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 6JH

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.

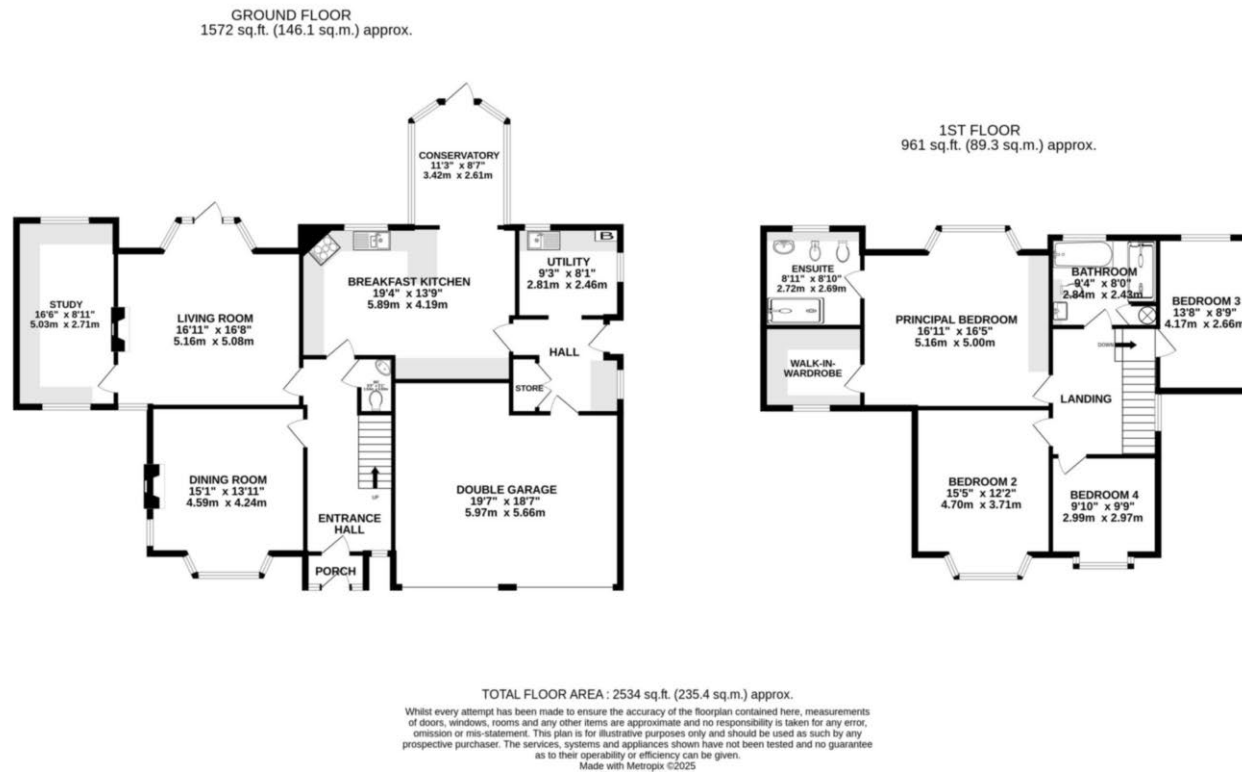
LOCAL AUTHORITY

Cheshire East. Property: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

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

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