



**GASCOIGNE
HALMAN**

33 KINGS ROAD, WILMSLOW SK9 5PZ

THE AREAS LEADING ESTATE AGENT



33 KINGS ROAD, WILMSLOW SK9 5PZ

Guide Price: £1.295 Million

An exceptional detached family home, renovated and re-imagined to an impeccable standard throughout with five double bedrooms, four bathrooms and a simply stunning living-dining kitchen, complemented by a private generous garden with Indian Stone patio. Situated in the popular Pownall Park area close to Wilmslow town centre, Lindow Common and Gorsey Bank primary school.



- Attractive Detached Family Home
- Renovated and Re-imagined To The Highest Of Standards
- Accommodation Approaching 3000sq ft
- Five Double Bedrooms
- Four Stylish Bathrooms
- Impressive Living-Dining-Kitchen
- Stunning Main Bedroom with Separate Dressing Room And En-Suite
- Generous Private Garden with Indian Stone Patio



We are delighted to bring to market this impressive family property which has undergone a comprehensive programme of redevelopment to create a spacious and stylish family home with an exquisite attention to details and luxury fittings throughout.

Internally the property boasts generous room proportions throughout and comprises at ground floor level; entrance porch with downstairs wc, welcoming entrance hallway which gives access to the separate snug. Accessed via the hallway is a good-size family room opening to a stunning open plan living-dining kitchen with ceiling lantern, central island with Quartz work surfaces, integrated appliances, bi-fold doors and dining area. A separate fitted utility room with glass door access to the side completes the ground floor.

To the first floor there are three double bedroom, bedrooms two and three come with their own stylish en-suite shower rooms. The main bedroom is of particular note with a large bedroom area to the first floor and a private staircase leading to the mezzanine level above which boasts a large dressing area and separate en-suite with two separate showers for him and her.

To the second floor there are two further double bedrooms, excellent storage for luggage and everyday goods, and both are served via a contemporary bathroom. The extensive accommodation stretches to around 3000 sq.ft.

Externally to the front there is a large gravel driveway providing off road parking for several cars, access to the electronic integral garage and cctv. To the rear there is a substantial private lawned garden with new Indian Stone patio for al fresco dining and fenced boundaries.

A highly desirable Pownall Park location moments from Lindow Common, Gorsey Bank primary and walking distance to Wilmslow town centre.

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 5PZ

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.

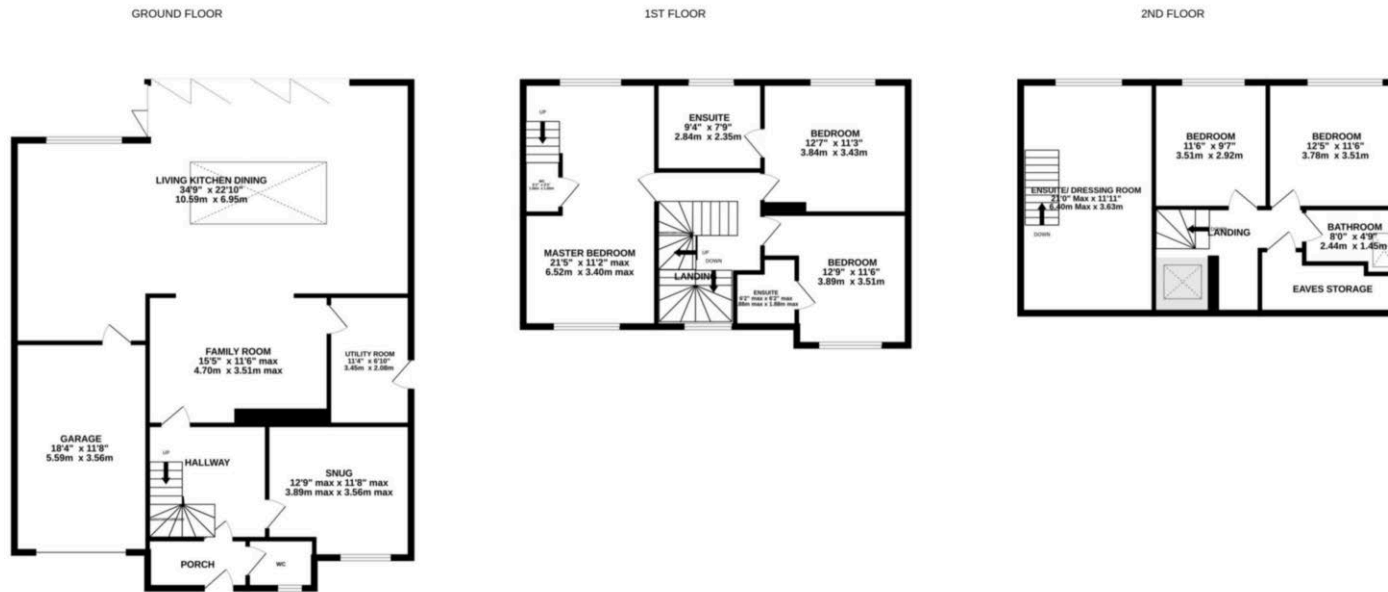
LOCAL AUTHORITY

Cheshire East. Property Band: E

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



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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