



**GASCOIGNE  
HALMAN**

8 PRINCESS ROAD, WILMSLOW SK9 6LD

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THE AREAS LEADING ESTATE AGENT





## 8 PRINCESS ROAD, WILMSLOW SK9 6LD

**£725,000**

A handsome Victorian semi-detached property, nestled on a quiet cul-de-sac only a short walk to Wilmslow town centre, boasting immaculately presented and thoughtfully extended accommodation with four/five bedrooms, three modern bathrooms, landscaped rear garden and off-road parking.

- Handsome Victorian Property
- Beautifully Presented and Tastefully Extended Accommodation
- Perfect Blend Of Attractive Period Features And Modern Comforts
- Four/Five Bedrooms
- Three Modern Bathrooms
- Impressive Principal Suite With Private Balcony
- Fully Converted Cellars
- Convenient Location Close To Wilmslow Town Centre And Reputable Schools





Ideally situated only a short stroll to Wilmslow town centre and moments from Ashdene primary school and local amenities on Chapel lane, this attractive Victorian property offers beautifully presented and versatile accommodation over four floors combining elegant period features with modern day living comforts.

Internally the property comprises a welcoming entrance hallway with wooden flooring, period coving, useful fitted storage and stairs leading to the first floor. To the front of the ground floor is a good-size living room with wooden flooring, attractive bay-window and charming window seat and feature fireplace. To the rear of the ground floor there is a separate dining room, again with original wooden flooring, dual aspect windows and a log burning stove opening to a refitted modern shaker style kitchen with Belfast sink, bespoke units and bi-fold doors opening to the rear garden.

Accessed via the ground floor there is a fully converted cellar boasting a large bedroom or further reception room depending on requirements with contemporary sliding wardrobes, tasteful decor and a stylish modern shower room. In addition there is a separate utility room.

To the first floor there are three good-size bedrooms, the largest of the three boasting fitted wardrobes, and a refitted modern family bathroom serving all three bedrooms.

To the second floor there is a superb principal bedroom, large in size with a range of fitted wardrobes and an open-plan modern en-suite with free standing bath and Velux window. The bedroom enjoys large feature sliding doors which offer pleasant tree top views over South Wilmslow giving access to a good-size private balcony.

Externally to the front there is an attractive walled boundary and off-road parking for two cars with gated side access leading to a delightful landscaped private garden, with raised decked patio perfect for Al fresco dining, artificial grass and two garden sheds.

#### 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 6LD

#### TENURE

Leasehold for 999 years from 24/01/1896 with a nominal ground rent. 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.

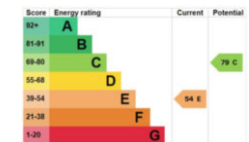
## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1711sq.ft. (159.0 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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