



**GASCOIGNE  
HALMAN**

22 PARK ROAD, WILMSLOW SK9 5BT

---

THE AREAS LEADING ESTATE AGENT





## 22 PARK ROAD, WILMSLOW SK9 5BT

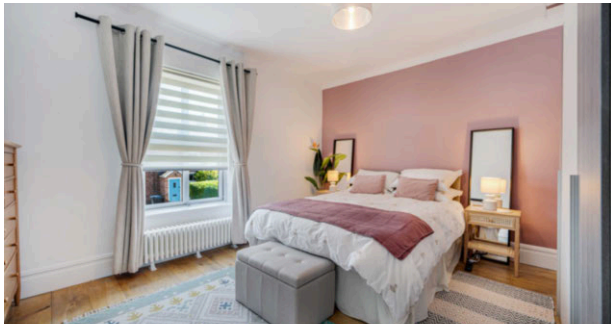
£435,000

**An immaculately presented and tastefully extended Victorian terrace offering stylish and spacious accommodation with two bedrooms, modern bathroom, superb dining kitchen, good-size garden with appealing garden room and off-road parking. Situated on a quiet and popular cul-de-sac moments from the heart of Wilmslow town centre.**

- Stylish Victorian Terrace
- Immaculate Presentation Throughout
- Superb Extended Dining Kitchen With Smeg and Gaggenau Appliances
- Two Bedrooms
- Modern Bathroom
- Large West Facing Garden With Indian Stone Patio
- Off-Road Parking And Useful Garden Room/Office
- Superb Location Moments From Wilmslow Town Centre







This superb example of a beautifully presented Victorian terrace offers a delightful blend of attractive period features coupled with modern luxuries and high quality fixtures and fittings.

Internally the property has been tastefully enhanced to create a spacious 'light and airy' property throughout and comprises an entrance porch opening to a charming living room with an attractive period door and period feature fireplace as well as wooden flooring and bespoke cabinetry. To the rear of the ground floor there is a truly superb extended dining kitchen with German Bulthaup kitchen, high quality Smeg and Gaggenau appliances, Velux windows and modern bi-folding doors opening to the rear garden.

An oak staircase with glass balustrade leads to the first floor where there are two bedrooms, the main bedroom being particularly large in size with period fireplace. A modern bathroom with three piece suite and attractive tiling serves both bedrooms whilst a handy loft room, generous in size can be accessed via bedroom two. The loft space offers excellent potential for a full loft conversion (subject to permissions).

Externally to the front there is a private York Stone driveway for off-road parking whilst to the rear there is a large West facing garden which enjoys the afternoon and evening sunshine with Indian stone patio and a modern purpose built garden office/room which boasts fitted storage, LED lighting and security alarm. The property backs on to the Carnival field and benefits from not being overlooked to the rear.

The property enjoys an enviable position moments from Wilmslow town centre, local parks, train station and excellent transport links.

#### LOCATION

Conveniently situated within a short walk 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 5BT

#### 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.

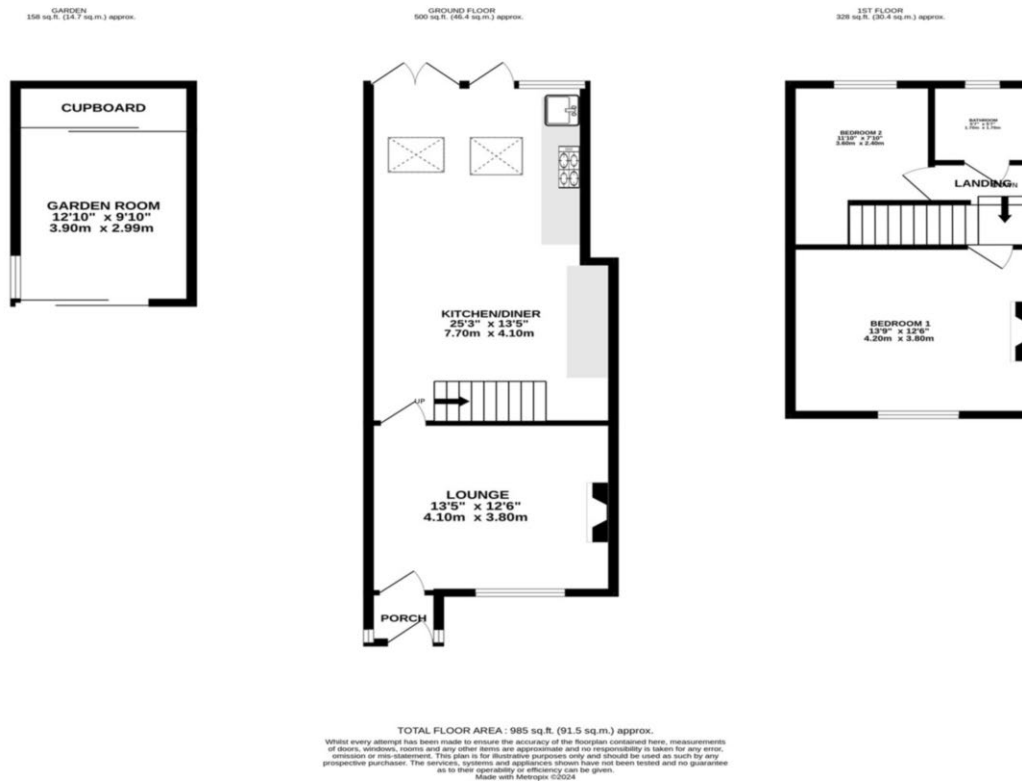
#### LOCAL AUTHORITY

Cheshire East. Property Band: C

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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**