



**GASCOIGNE
HALMAN**

3 ASHFORD ROAD, WILMSLOW SK9 1QD

THE AREAS LEADING ESTATE AGENT



3 ASHFORD ROAD, WILMSLOW SK9 1QD

Offers Over £1.0 Million

A beautifully appointed and tastefully extended detached family home boasting stylish accommodation with five bedrooms, three bathrooms and a stunning living-dining kitchen. Situated in the sought after 'Fulshaw Park' area only a short walk to Wilmslow town centre and train station.

- Beautifully Presented Detached Family Home
- Immaculate And Stylish Interior
- Bespoke Handmade Thomas James Living-Dining Kitchen
- Five Double Bedrooms
- Three Modern Bathrooms
- Two En-Suite Shower Rooms
- Sought After Fulshaw Park Location
- Moments From Wilmslow Town Centre, High School And Train Station





This superb detached family residence offers spacious and immaculately presented accommodation throughout with generous room proportions, high quality fixtures and fittings complemented by a highly desirable and convenient setting, perfect for modern day family living.

Internally the property has been enhanced and improved over recent times by the current owners to create a stylish property with accommodation comprising at ground floor level: entrance porch opening to a welcoming entrance hallway with Herringbone style flooring, stairs leading to the first floor, downstairs WC and access to the good-size living room.

To the rear of the ground floor there is a stunning open-plan living-dining kitchen with bespoke handmade Thomas James cabinetry with Quartz work surfaces, central island, premium Siemens appliances and Quooker hot tap, coffee station and underfloor heating. In addition the living-dining kitchen offers a range of modern bi-folding doors opening to the rear garden, Velux windows and flows through to a separate snug/tv room. A separate fully fitted utility room gives access to an additional downstairs WC and integral garage.

To the first floor there are five double bedrooms, the two largest bedrooms boasting their own stylish en-suite shower rooms and fitted wardrobes. A contemporary family bathroom serves the remaining three bedrooms and a separate study/home office completes the first floor accommodation.

Externally to the front the property offers a lawned garden and a private driveway for off-road parking and access to the integral garage, whilst to the rear there is a delightful landscaped garden with Indian stone patio, perfect for Al fresco dining and well stocked borders.

The property enjoys an ideal location in the popular and private Fulshaw Park area of Wilmslow only a short walk to the town centre, Wilmslow High school and train station whilst being close to Alderley Edge and excellent transport links.

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: SKg 1QD

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.

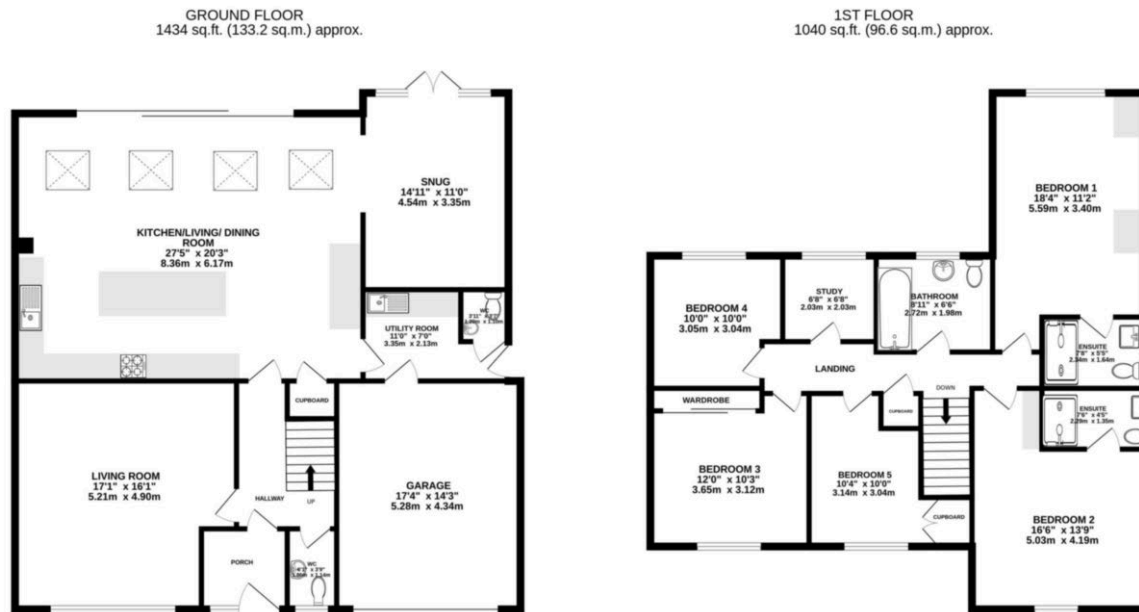
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 2474 sq.ft. (229.8 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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