



**GASCOIGNE
HALMAN**

24 WOLVERTON DRIVE, WILMSLOW SK9 2GD

THE AREAS LEADING ESTATE AGENT



24 WOLVERTON DRIVE, WILMSLOW SK9 2GD

£800,000

A beautifully presented four bedroom modern detached family home situated within a small cul-de-sac on the ever popular Villas development.

- A Beautifully Presented Detached Home
- Four Bedrooms & Two Bathrooms
- Open Plan Kitchen With Separate Utility Room
- Generous Corner Plot With Large Garden
- Ample Driveway Parking Plus Double Garage
- Quiet Cul-De-Sac Position





This stunning four bedroom house is spaciously arranged over two floors with an open-plan living kitchen plus separate dining room and a superb lounge with dual aspect windows. Beautifully presented throughout, the property is ideally positioned for an excellent range of local amenities and schools, and also within easy reach of Wilmslow train station which offers direct links to London Euston.

In brief, the property offers an entrance hallway, downstairs WC, a fabulous, bright living room, separate dining room and an open-plan living kitchen with patio doors opening to the rear garden. A utility room can be found off the kitchen and there is also the benefit of a large double garage.

To the first floor there is a large and spacious landing and the principal bedroom offers an en-suite shower room. Bedrooms two and three are both double rooms, and the fourth bedroom, which is currently being used as an office, is plenty big enough to fit a double bed. A smart three piece family bathroom suite completes the accommodation.

Externally, to the front of the property there is ample off road parking with a small landscaped garden area and the double garage providing extra parking or storage, whilst to the rear there is a generous garden being mainly laid to lawn with a patio area.

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 2GD

TENURE

Leasehold for 999 years from 01/01/1994 with a ground rent of £250 per annum (subject to verification by solicitors).

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

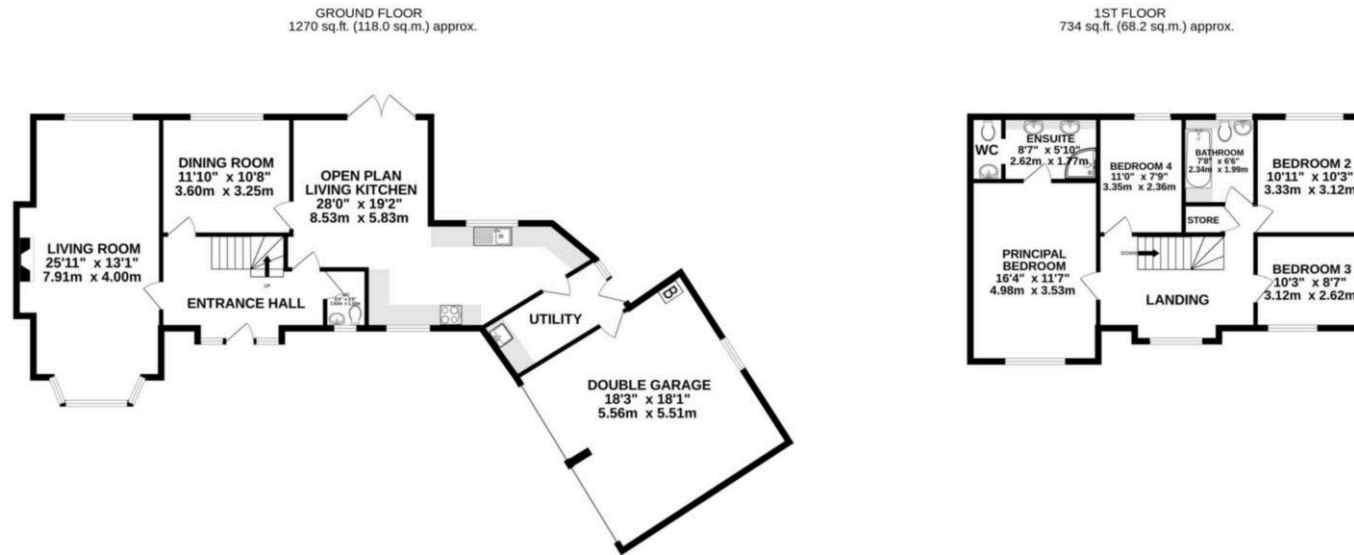
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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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WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

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

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