



**GASCOIGNE
HALMAN**

81 MANCHESTER ROAD, WILMSLOW SK9 2JQ

THE AREAS LEADING ESTATE AGENT



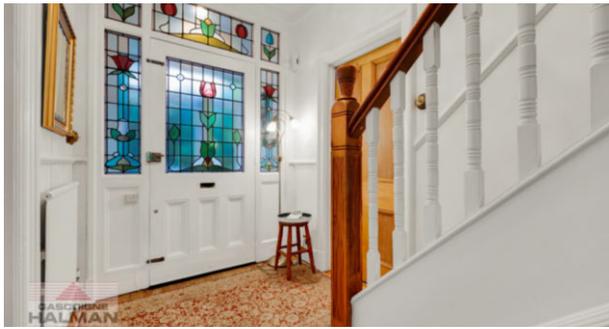
81 MANCHESTER ROAD, WILMSLOW SK9 2JQ

£985,000

A handsome and substantial Edwardian family home superbly positioned moments from Wilmslow town centre and train station, offering substantial characterful accommodation complemented by beautifully landscaped West facing walled gardens.

- Handsome Double Fronted Edwardian Family Home
- Spacious and Characterful Accommodation Over Four Floors With Extensive Cellars
- Five Double Bedrooms and Two Bathrooms
- Stylish Villeroy And Boch Family Bathroom
- Two Large Reception Rooms
- Bespoke Mark Wilkinson Dining Kitchen
- Private Gated Driveway For Multiple Cars and Stunning West Facing Walled Gardens
- Superb Location Moments From Wilmslow Town Centre And Train Station





We are delighted to introduce this attractive double fronted period home offering spacious and versatile accommodation over four floors, set within a generous and private plot only a short stroll to Wilmslow town centre.

The property has been beautifully maintained throughout retaining an abundance of original charm and character coupled with modern comforts and comprising, at ground floor level, a welcoming and spacious entrance hallway with wooden flooring, spindle balustrade staircase and a stunning period front door with leaded lights. To the front of the ground floor the property offers a large living room with feature bay-window and attractive period fireplace as well as a separate good-size dining room.

To the rear of the ground floor there is a bespoke Mark Wilkinson dining kitchen with integrated appliances, granite work surfaces, bespoke cabinetry and feature fireplace complemented by French doors with feature floor to ceilings windows opening on to the rear patio and garden. Door access from the kitchen gives access to the spacious cellars which are in good condition, currently providing a wide range of flexible uses, including extensive storage, games and utility area for laundry, while also being perfect for conversion to meet specific future requirements (subject to permissions).

To the first floor there are three double bedrooms, the main bedroom being particularly large in size and could be re-designed to incorporate an en-suite. Bedroom two comes with its own en-suite shower room and enjoys pleasant garden views whilst a stylish refitted Villeroy & Boch modern bathroom with free standing bath and separate shower serves the remaining two bedrooms. To the second floor there are two further large double bedrooms, both with ample eaves storage.

Externally, to the front there is a large gated driveway providing substantial off-road parking for multiple cars, with mature hedgerows and trees giving a high degree of privacy, whilst to the rear there is a truly stunning mature garden with a generous Indian stone patio, perfect for Al fresco dining, attractive walled boundary complemented by a beautifully manicured lawn, well stocked borders and a high degree of privacy.

The property enjoys a highly sought after location only a short walk to Wilmslow town centre, The Carrs Park and train station and within easy reach of local schools and all major transport links.

LOCATION

Conveniently situated within walking distance 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 2JQ

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.

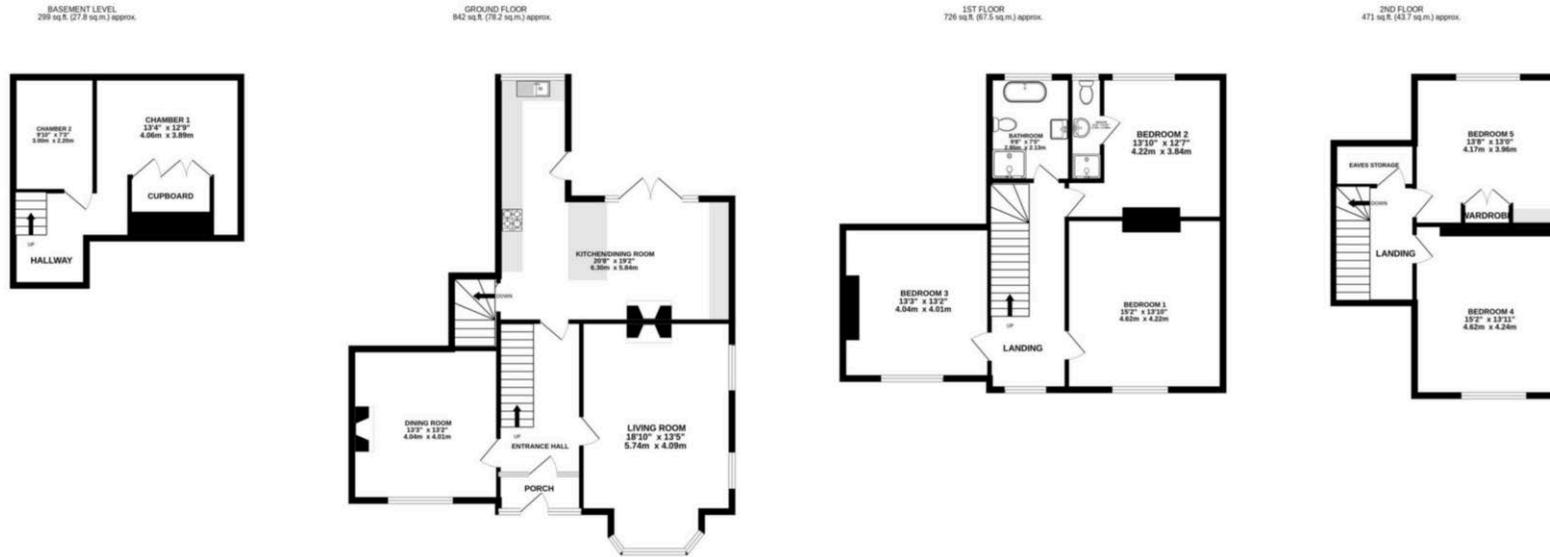
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

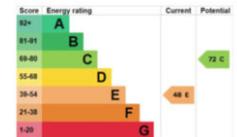
FLOORPLAN & EPC



TOTAL FLOOR AREA : 2338 sq.ft. (217.2 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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