



**GASCOIGNE
HALMAN**

THE AREAS LEADING ESTATE AGENT

PIGGINSHAW COTTAGE, ALTRINCHAM ROAD,
WILMSLOW SK9 5NW



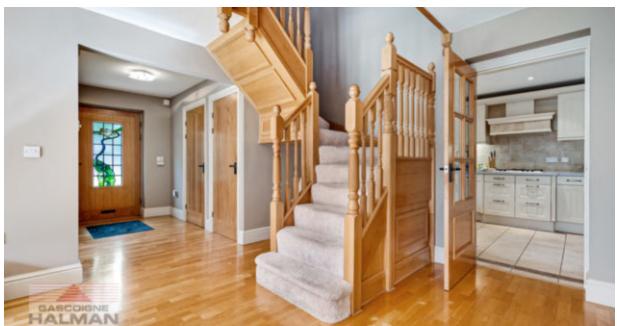
PIGGINSHAW COTTAGE, ALTRINCHAM ROAD, WILMSLOW SK9 5NW

£1.0 MILLION

Tucked away on a private road, this attractive detached farmhouse style cottage is unique in design and style and enjoys a convenient setting moments from Wilmslow town centre and Lindow common with four bedrooms and three bathrooms including an exceptional principal suite.



- Unique Farmhouse Style Detached Home
- Beautifully Presented Accommodation Throughout
- A Wealth Of Character Features
- Four Generous Bedrooms and Three Stylish Bathrooms
- Exceptional Principal Suite With Dressing Area And Luxury En-Suite
- Tucked Away Private Setting Close To Wilmslow Town Centre
- No Chain



Built only in 2002, this unique detached property offers spacious and immaculate presentation throughout with a wealth of characterful features, wooden beamed ceilings and modern day comforts.

Internally the property offers a healthy 2250 sq ft and comprises at ground floor level; storm porch opening to a grand entrance hallway which comes with solid oak flooring and doors, front home office with floor to ceiling feature window, modern downstairs wc, dining area with feature floor to ceiling windows giving pleasant views over the private grounds and oak balustrade leading to the first floor.

In addition there is a superb soffit living room with modern feature fireplace and bi-folding doors leading on to the South facing patio, a good size dining kitchen with a range of fitted units and Neff appliances and a separate fitted utility room which gives internal access to the integral garage.

To the first floor there is a stunning galleried landing with vaulted wooden beam effect ceiling which provides access to four double bedrooms and the stylish family bathroom. The main bedroom is particularly impressive, 25ft in length with original beam ceilings, Velux windows, fitted dressing area with fitted storage and a luxury en-suite bathroom with both bath and separate shower facilities. Bedroom two is also generous in size with its own contemporary en-suite shower room.

Externally the property is approached via a private road consisting of just two attractive properties, with a good-size Indian Stone driveway, private lawned gardens and well-stocked borders.

The property is located within walking distance to Wilmslow town centre, Lindow Common, Gorseby Bank primary school and The Carrs park.

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 bypass 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 5NW

TENURE

Leasehold for 999 years from 28/11/2003 with a Ground Rent of £145 p.a. (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.

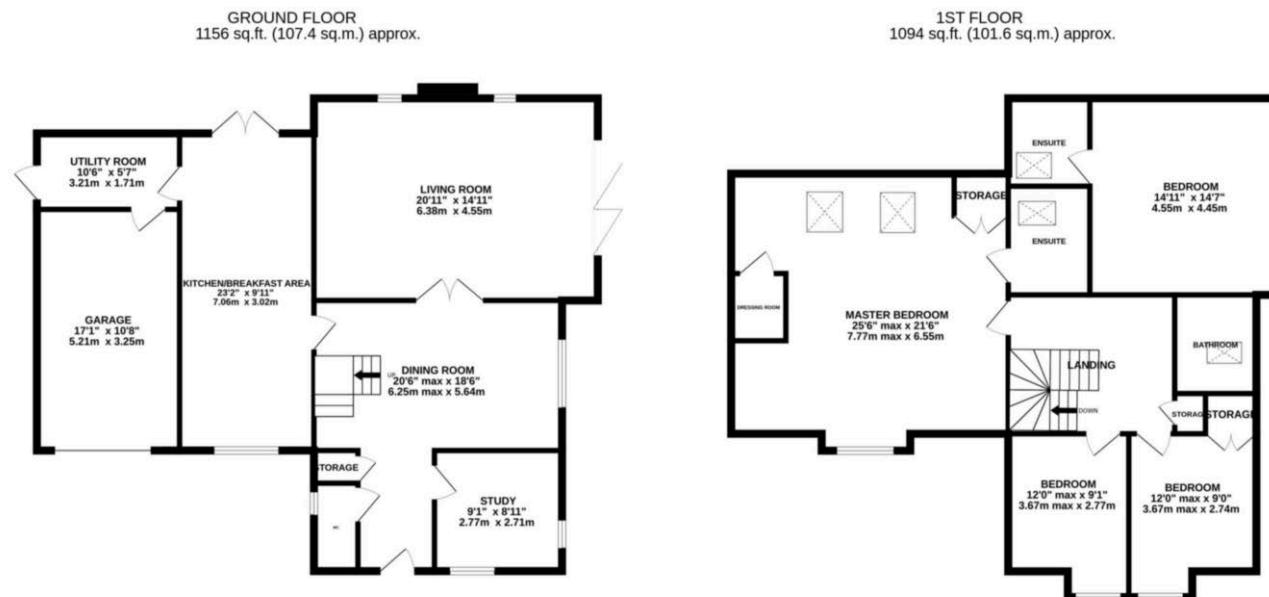
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

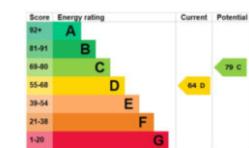
FLOORPLAN AND EPC



TOTAL FLOOR AREA: 2250 sq. ft. (209.0 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 shown are approximate and no responsibility is taken for any 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 is given as to their operability or efficiency can be given.

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