



**GASCOIGNE
HALMAN**

58 BUCKINGHAM ROAD, WILMSLOW SK9 5LB

THE AREAS LEADING ESTATE AGENT



58 BUCKINGHAM ROAD, WILMSLOW SK9 5LB

Guide Price: £650,000

A spacious and versatile detached family home situated in a prime central location moments from Wilmslow town centre, Gorsey Bank primary school and Chapel Lane with four bedrooms, and a stunning Westerly facing private garden.

- Spacious Detached Family Home
- Excellent Scope To Extend And Add-Value
- Four Double Bedrooms
- Beautifully Landscaped West Facing Gardens
- Two Reception Rooms Plus Conservatory
- Modern Refitted Shower Room
- Highly Desirable Central Location Moments From Wilmslow Town Centre, Gorsey Bank School And Chapel Lane
- Off-Road Parking And Garage



An exciting opportunity to acquire a spacious detached family home situated in a highly desirable central location, just moments from Wilmslow town centre, Gorsey Bank School, and Chapel Lane with its array of independent shops, services and eateries.

The property offers excellent scope to extend and add value, making it the ideal choice for discerning buyers seeking a property with both immediate comfort and future potential or those looking to create their own perfect family home.

Upon entering, you are greeted by a welcoming entrance hallway which offers fitted storage, downstairs WC and stairs leading to the first floor. Accessed via the hallway is the large living room which boasts sliding doors opening to a separate dining room and conservatory beyond. In addition there is a fully fitted breakfast kitchen which gives doors access through to the separate utility room and integral garage.

Upstairs, the property boasts four double bedrooms which provide comfortable and versatile accommodation for family members or guests with the main bedroom offering a range of fitted furniture and storage. The modern refitted shower room features contemporary fixtures and fittings, along with a separate WC, and serves all four bedrooms.

Additional highlights include off-road parking for 3 cars, a car charger and an integral garage, providing secure and convenient storage options.

One of the main selling features of this property has to be the tastefully and beautifully landscaped West-facing gardens which are generous in size, boasting a large patio area perfect for Al fresco dining, gravel pathways, thoughtfully stocked flowerbeds showcasing a variety of attractive plants and shrubs and private seating area. The garden offers a tranquil retreat, perfect for relaxation and family gatherings.

The property's prime location places it within easy reach of outstanding local amenities, reputable schools, and excellent transport links, ensuring a lifestyle of convenience and connectivity.

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 5LB

TENURE

Leasehold for 999 years from 10/11/1959 with a ground rent of £10 p.a. (subject to verification by solicitors).

SERVICES

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

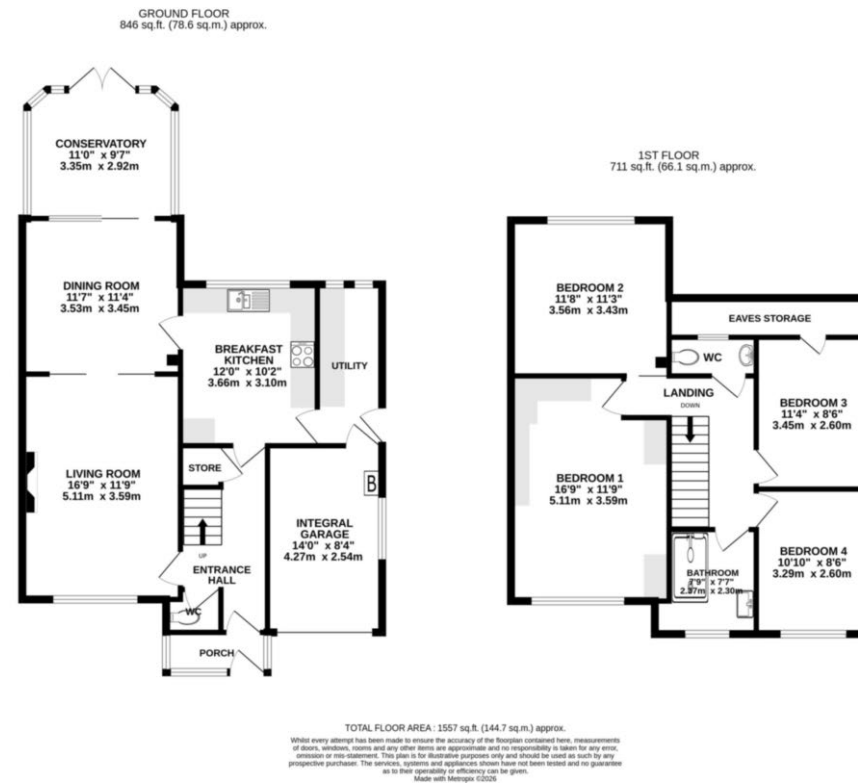
LOCAL AUTHORITY

Cheshire East. Property Band: F

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**