



**GASCOIGNE  
HALMAN**

7 HOLLY ROAD SOUTH, WILMSLOW SK9 1NG

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THE AREAS LEADING ESTATE AGENT



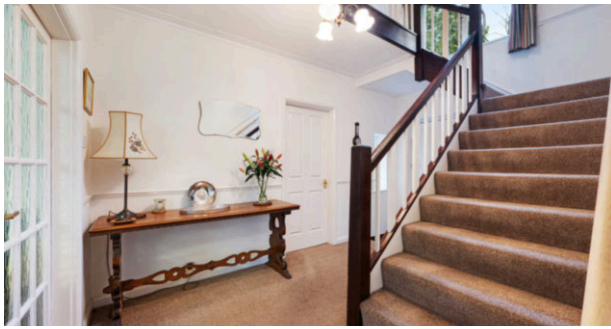
## 7 HOLLY ROAD SOUTH, WILMSLOW SK9 1NG

**£975,000**

**A generously proportioned 1930's detached family home situated in a highly desirable tree-lined central position, moments from Wilmslow town centre, with four bedrooms, three reception rooms and complemented by a private 0.2 acre South Easterly facing plot giving it superb development potential.**



- Spacious 1930's Detached Family Home
- One Of Wilmslow's Most Sought After Residential Roads In Central Wilmslow
- Four Bedrooms And Two Bathrooms
- Three Reception Rooms
- Mature 0.2 Acre Private Plot
- Private South Easterly Facing Mature Gardens
- Superb Potential For Development
- Moments From Wilmslow Town Centre, High School And Train Station



Holly Road South is one of Wilmslow's most sought after leafy locations, centrally positioned, within easy walking distance to Wilmslow town centre and Wilmslow high school making it perfect for those looking for substantial family homes with generous plot sizes and convenient living.

The property itself occupies a generous, mature and private plot giving excellent potential to develop and add-value. Internally the property has been lovingly maintained and comprises an entrance porch opening to a large and welcoming entrance hallway with useful storage, spindle balustrade staircase leading to the first floor and access to the downstairs wc and reception rooms.

To the right of the hallway is the formal dual aspect living room which is 20ft in length with feature fireplace and door access to the rear patio. To the left of the hallway there is a good-size separate dining room, whilst to the rear of the ground floor there is a refitted breakfast kitchen with a range of fitted units and integrated appliances opening to an extended sitting room which enjoys pleasant views over the rear garden. In addition to the ground floor there is a separate fitted utility room with two useful store rooms, WC and door access to the side of the property.

To the first floor there is a spacious galleried landing, with large feature window, which gives access to the four generous bedrooms. Three of the largest bedrooms all offer a range of fitted wardrobes whilst the main bedroom offers its own good-size study which is perfect to convert to a dressing room and en-suite. Bedroom three comes with its own en-suite shower & wash basin. A further family bathroom with separate bath and shower facilities serves the remaining bedrooms.

Externally the property is set behind an attractive tree lined boundary and boasts a plot size of approximately 0.2 acres with a large private driveway to the front providing parking for multiple cars and giving access to both of the integral garages which present tremendous potential to convert as part of the ground floor (subject to permission).

To the rear there is an attractive mature South Easterly facing lawned garden with a large patio area perfect for Al fresco dining, well-stocked borders and a high degree of privacy.

Located in arguably one of Wilmslow's finest leafy locations, the property is moments from Wilmslow town centre, train station and High school, perfect for modern day family living.

#### LOCATION

Conveniently situated within moments 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 1NG

#### TENURE

Freehold with a chief rent of £12 per annum. 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

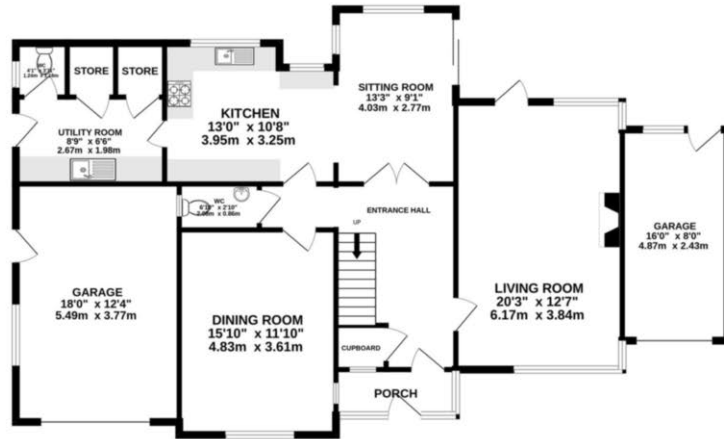
Cheshire East. Property Band: G

#### VIEWING

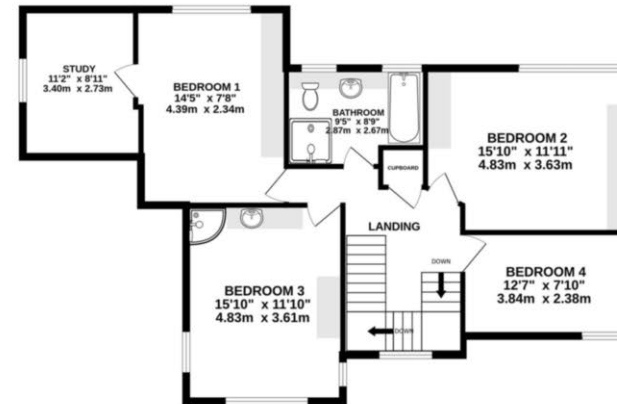
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC

GROUND FLOOR  
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2289 sq.ft. (212.6 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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