



**GASCOIGNE
HALMAN**

35 PARKWAY, WILMSLOW SK9 1LS

THE AREAS LEADING ESTATE AGENT



35 PARKWAY, WILMSLOW SK9 1LS

£1.25 Million

A rare opportunity to purchase a handsome 1930's detached family home situated on a highly desirable and sought after road moments from Wilmslow town centre boasting four double bedrooms, two bathrooms and an attractive landscaped garden.

- Handsome 1930's Detached Family Home
- Sought After Tree-Lined Road
- Ideally Located Moments From Wilmslow Town Centre, High School And Train Station
- Four Double Bedrooms
- Impressive Principal Suite With Dressing Room And Modern En-Suite
- Stylish Family Bathroom With Separate Bath And Shower Facilities
- Three Reception Rooms
- Immaculate Landscaped Gardens And Garage



Parkway is one of Wilmslow's most sought after locations, centrally positioned, within easy walking distance to Wilmslow town centre, Wilmslow High school and train station making it perfect for those looking for a substantial family home with a generous plot size and convenient everyday living.

The property itself has been lovingly maintained and tastefully extended by its current owners to create a spacious and well-presented home and comprises internally; entrance porch opening to a large, welcoming entrance hallway which gives access to the two main reception rooms, downstairs wc and with spindle balustrade staircase leading to the first floor.

To the front of the ground floor there is a substantial sitting room with attractive Inglenook, ceiling coving, refitted fireplace with marble surround and a large feature bay-window overlooking the front garden. To the rear there is a separate living room, generous in size with feature wall-mounted remote control electric fire, coving and French doors opening to the rear patio.

In addition there is a family room which opens to a good-size dining kitchen with a range of fitted units, premium integrated appliances, underfloor heating, granite work surfaces, tiled flooring and French doors opening to the rear garden. A separate utility room with side door access which also gives access to the 15ft integral garage completes the ground floor.

To the first floor there is a spacious landing with feature French door, and access to the four double bedrooms. Bedrooms two and three boast bespoke fitted wardrobes whilst the principal suite offers its own dressing room and stylish en-suite shower room. A further refitted contemporary family bathroom which is large in size with both bath and separate shower facilities serves the remaining three bedrooms.

Externally the property enjoys a generous plot with a good-size driveway to the front which offers ample off-road parking and access to the integral garage, as well as a manicured front lawn and mature, well-stocked borders giving excellent privacy.

To the rear there is a superb, landscaped, immaculate garden with Indian Stone patio and pathway, good-size lawn, two seating areas perfect for Al fresco dining and mature hedgerows with attractive, well-stocked borders providing a high degree of privacy.

The property is sold with no vendor chain with early viewing highly recommended.

LOCATION

Conveniently situated within 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 with Wilmslow High School just moments away. Wilmslow railway station, again within walking distance, 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 1LS

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.

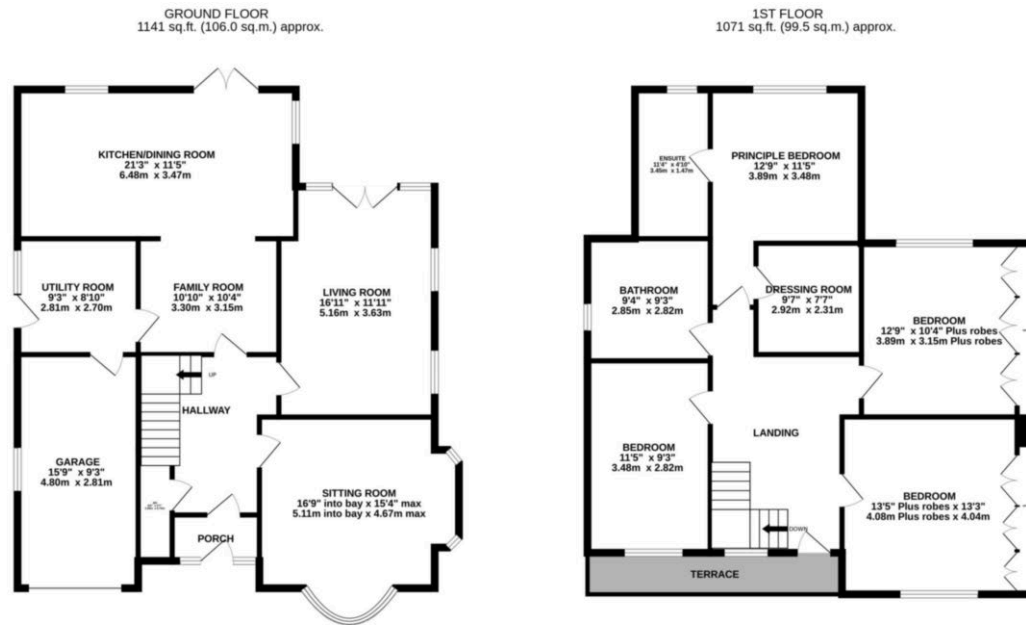
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

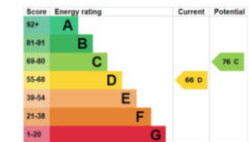
FLOORPLAN & EPC



TOTAL FLOOR AREA: 2211 sq.ft. (205.4 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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