



**GASCOIGNE  
HALMAN**

4 DEANWAY, WILMSLOW SK9 2JT

THE AREAS LEADING ESTATE AGENT



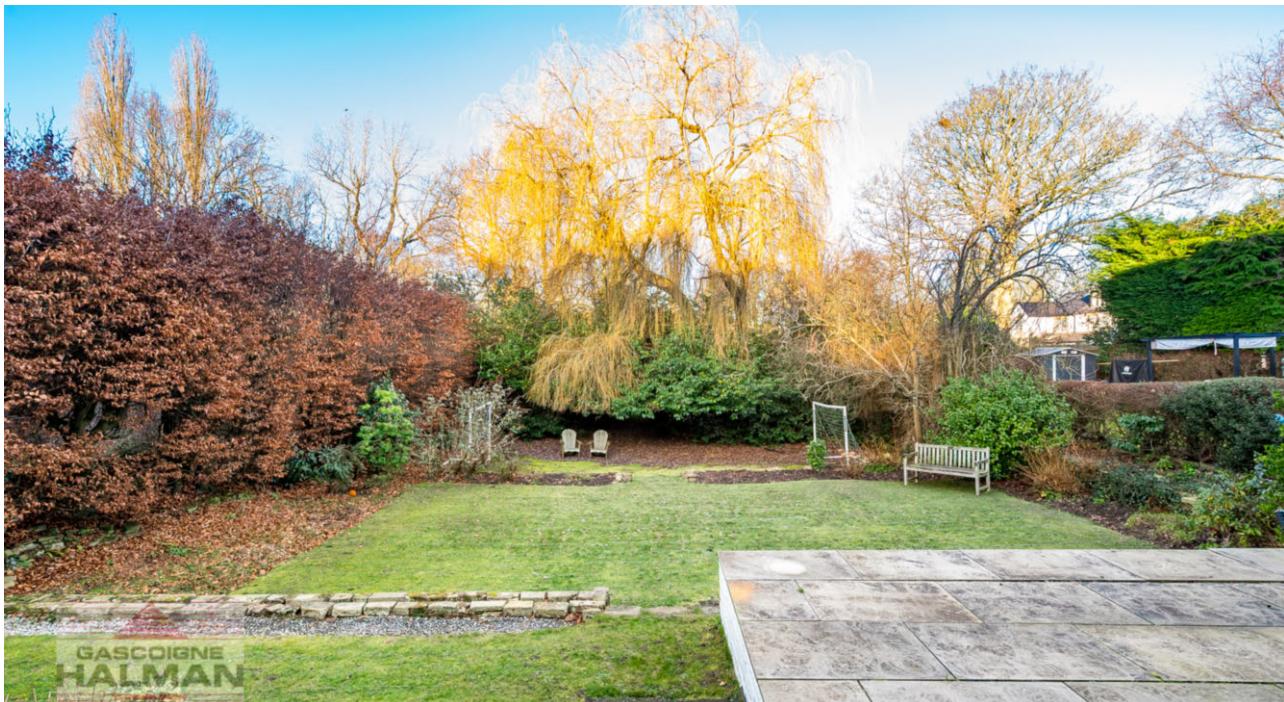
## 4 DEANWAY, WILMSLOW SK9 2JT

Offers Over £675,000

An attractive 1930's bay-fronted semi-detached property offering well-presented and extended accommodation measuring an impressive 1882 sq ft, boasting four generous bedrooms, two bathrooms, two reception rooms together with a large open-plan living-dining kitchen and a truly superb large Westerly facing garden. Situated on a quiet and popular cul-de-sac within walking distance to Wilmslow town centre and train station.



- Attractive 1930's Semi-Detached Property
- Thoughtfully Extended To 1882 Sq Ft
- Two Reception Rooms
- Large Open-Plan Living-Dining Kitchen
- Four Generous Double Bedrooms
- Two Bathrooms Including En-Suite To Main Bedroom
- Superb Large Westerly Facing Private Garden
- Popular Cul-De-Sac Location



This handsome 1930's family home provides well-balanced and versatile accommodation, ideally suited to modern living and a growing family.

Internally the property comprises a welcoming entrance hallway with appealing wooden flooring, useful storage and stairs leading to the first floor. The hallway gives access to the front family room which boasts an attractive bay-window and also the formal living room which offers a feature fireplace and modern sliding doors opening to the rear patio/garden.

In addition to the two reception rooms there is a large open-plan living-dining kitchen with bespoke units, breakfast bar, dining area and tv area with French doors opening to the rear patio, perfect for modern day family living. Accessed via the kitchen there is a separate home office with garden views, separate utility room and downstairs wc.

To the first floor there are four well-proportioned double bedrooms, the main bedroom being particularly large in size with its own en-suite shower room and dressing area. A modern refitted family bathroom serves the remaining three bedrooms. The property also comes with the added benefit of a large loft, perfect for conversion (subject to permission).

Externally, to the front there is a spacious driveway providing ample off-road parking and access to the single garage whilst to the rear there is an impressive Westerly facing landscaped rear garden with large patio perfect for al fresco dining and well-stocked mature borders.

The property enjoys a quiet and popular setting on a small cul-de-sac within walking distance to Wilmslow town centre.

#### 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 2JT

#### 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.

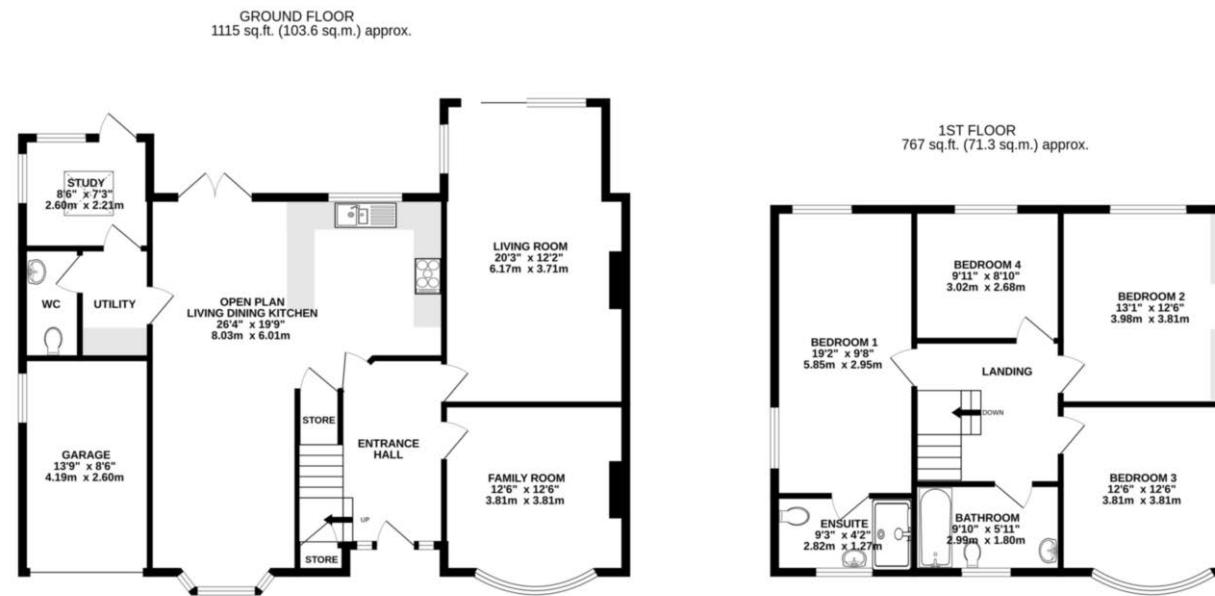
#### LOCAL AUTHORITY

Cheshire East. Property Band: E

#### VIEWING

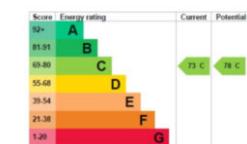
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA : 1882 sq.ft. (174.9 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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