



**GASCOIGNE
HALMAN**

YEW COTTAGE, 58 KNUTSFORD ROAD, WILMSLOW
SK9 6JB

THE AREAS LEADING ESTATE AGENT



YEW COTTAGE, 58 KNUTSFORD ROAD, WILMSLOW SK9 6JB

£765,000

Yew Cottage offers a rare opportunity to purchase a timelessly handsome Victorian property boasting characterful and spacious accommodation situated in a prime South Wilmslow location only a short walk to Wilmslow town centre and Ashdene primary school.

- Handsome Victorian Property
- Spacious And Characterful Accommodation Throughout
- Four Well-Proportioned Bedrooms
- Two Modern Bathrooms
- Stylish En-Suite To Main Bedroom
- Two Large Reception Rooms
- Cottage Style Dining Kitchen
- Delightful Westerly Facing Private Walled Garden





Yew Cottage is a stunning bay-fronted period property offering well-proportioned and versatile accommodation set behind an attractive walled boundary in a convenient and popular location with easy access to all local amenities and local reputable schools.

Internally the property offers a variety of appealing period architectural features, perfect for those looking to purchase a characterful property with excellent scope to enhance or develop further (subject to permissions).

Internally the property offers an entrance hallway with spindle balustrade staircase leading to the first floor, spacious dining room with ceiling coving and feature fireplace, large living room with attractive bay-window and feature fireplace opening to a rear sitting room with an additional feature bay-window giving pleasant views over the rear garden.

To the rear of the ground floor there is a refitted cottage style dining kitchen with tiled flooring, integrated appliances and wooden beam effect ceiling with door access leading to a separate utility room and downstairs wc.

To the first floor there are four well-proportioned bedrooms, the main bedroom boasts a stylish refitted en-suite shower room, whilst bedroom two comes with its own set of authentic fitted wardrobes. A refitted modern family bathroom with tiled floors and walls serves the remaining three bedrooms.

Externally, the property enjoys an attractive walled boundary and gated entrance with mature shrubs, whilst to the rear there is a delightful landscaped Westerly facing garden with flagged patio, Summerhouse, outbuilding storage, appealing walled boundary, well stocked borders and private gated access to the driveway.

The property is sold with no vendor chain.

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 6JB

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

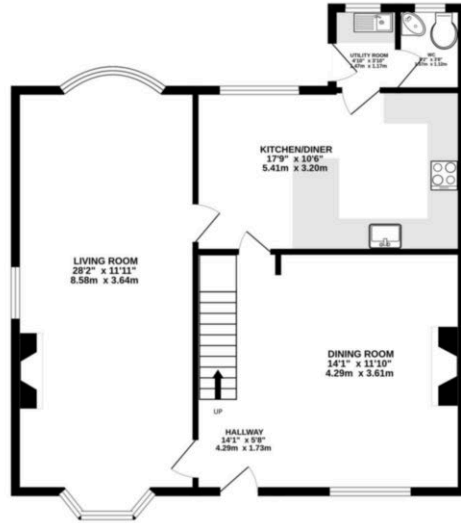
Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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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