



**GASCOIGNE  
HALMAN**

23 ARLINGTON CRESCENT, WILMSLOW SK9 6BH

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THE AREAS LEADING ESTATE AGENT



## 23 ARLINGTON CRESCENT, WILMSLOW SK9 6BH

Offers Over £700,000

A tastefully remodelled and extended detached family home offering beautifully presented and stylish accommodation with four bedrooms, two bathrooms and a private landscaped South facing garden. Situated on a quiet and popular cul-de-sac in South Wilmslow.

- Attractive Detached Family Home
- Tastefully Extended And Transformed
- Spacious And Stylish Accommodation Throughout
- Superb Living-Dining Kitchen With Bi-Fold Doors And Multimedia System
- Four Double Bedrooms
- Main Bedroom With Vaulted Ceiling, Walk-In Wardrobe And Modern En-Suite
- Stylish Family Shower Room
- Appealing 25ft Part-Converted Loft Room Accessed Via Bedroom Three





This attractive detached family residence boasts a sought after location close to local amenities, reputable schools and within easy reach of Wilmslow town centre and Lindow Common.

The property has been thoughtfully extended and redesigned over recent years by its current owners to create a spacious family home with a modern and immaculate interior perfect for modern day living.

The property itself offers a healthy 1761 sq ft and comprises internally an entrance porch opening to a large welcoming entrance hallway with useful storage facilities and stairs leading to the first floor. To the front of the ground floor there is a good-size living room with double Oak doors opening to a superb living-dining kitchen which boasts a combination of wooden and tiled flooring, Bi-folding doors opening to the rear patio and built-in media system. The kitchen itself offers a range modern fitted units with integrated appliances and separate island. Accessed via the kitchen there is useful fitted pantry with integrated coffee machine and a contemporary downstairs WC. A separate utility room with fitted units and sink follow on from the pantry area.

To the first floor there are four well-proportioned double bedrooms. The main bedroom is a particularly good-size with an attractive vaulted ceiling, Juliet balcony enjoying garden and open-aspect views to the rear, large walk-in wardrobe and stylish en-suite shower room. Bedroom three comes with stairs leading to a large part-converted 25ft loft room which is currently used as an additional play/games room making it perfect for teenage children to enjoy. A refitted modern shower room with attractive tiling and quality fittings serves the remaining three bedrooms.

Externally to the front there is a spacious driveway providing off-road parking for several cars and access to the useful storage garage. In addition there is a artificial lawned garden to the front and gated side access leading to the back of the property, whilst to the rear there is a delightful landscaped rear garden with a raised composite decked patio, perfect for Al fresco dining, artificial lawn, modern venetian fenced boundary and a good degree of privacy.

#### 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 6BH

#### 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.

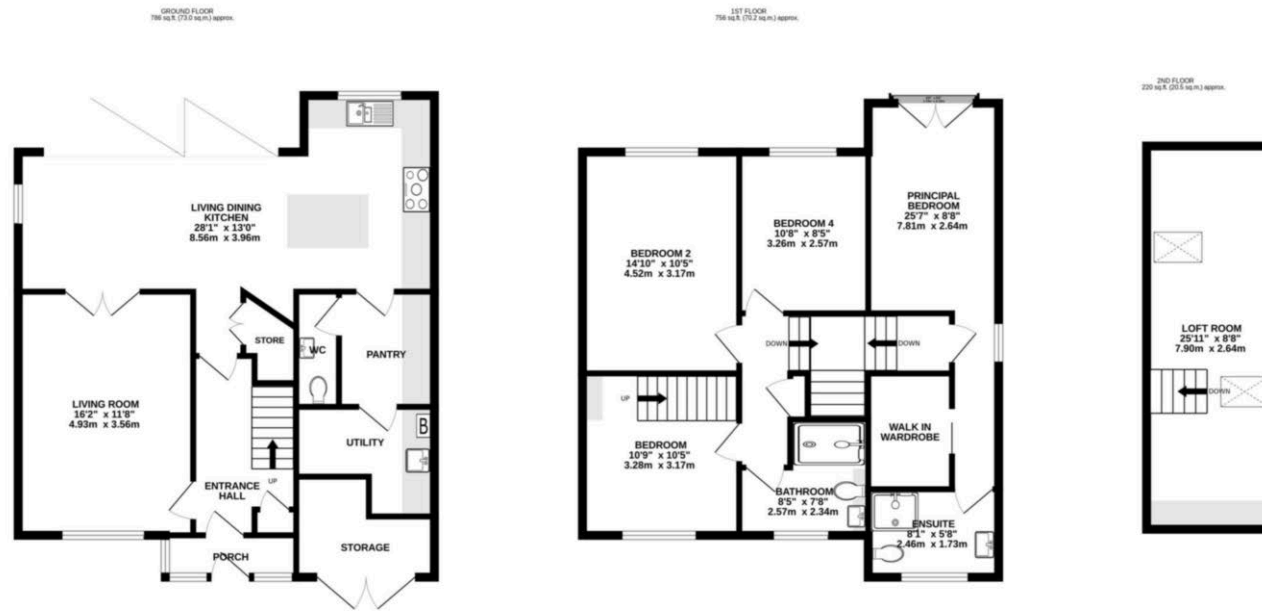
#### LOCAL AUTHORITY

Cheshire East. Property Band: E

#### VIEWING

Viewing strictly by appointment through the Agents.

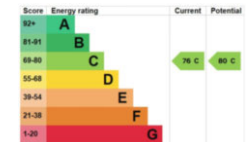
## FLOORPLAN AND EPC



TOTAL FLOOR AREA: 1761 sq.ft. (163.6 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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