



**GASCOIGNE  
HALMAN**

2 ELM GRANGE, COW LANE, WILMSLOW SK9 2AZ

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THE AREAS LEADING ESTATE AGENT



## 2 ELM GRANGE, COW LANE, WILMSLOW SK9 2AZ

**£820,000**

**An attractive and substantial detached family home situated on a quiet cul-de-sac within the leafy and popular 'Wilmslow Park' area, only a short walk to Wilmslow town centre and train station, boasting five bedrooms, three bathrooms and three reception rooms. Generous garden and double garage. Sold with no vendor chain.**



- Spacious Detached Family Home (2333 Sq Ft plus Double Garage)
- Five Bedrooms and Three Bathrooms Including Two En-Suites
- Three Reception Rooms Including a 25ft Living Room
- Large Dining Kitchen
- Spacious Driveway For Multiple Cars and Double Garage
- 0.3 Miles To Wilmslow Town Centre



Elm Grange is a private cul-de-sac of just three executive detached family homes conveniently situated close to Wilmslow train station and only 0.3 miles to Wilmslow town centre, as well as attractive countryside walks along the Bollin Valley moments away.

The property itself offers spacious and well-presented accommodation (2333 Sq Ft plus double garage) throughout and comprises internally, a welcoming entrance hallway with stairs leading to the first floor, large 25ft living room with feature fireplace, bay-window and French doors opening to the rear garden, separate sitting room which is generous in size with bay-window, good-size study and downstairs wc. In addition to the ground floor there is a large dining kitchen with a range of modern units and integrated appliances, tiled flooring, French doors to the rear garden and access to the separate utility room.

To the first floor there are five bedrooms including four double bedrooms and a further single bedroom. The main bedroom is particularly large in size with fitted wardrobes, feature bay-window and large en-suite with both bath and separate shower facilities. Bedrooms two, three and four all offer their own fitted wardrobes and bedroom two boasts its own modern en-suite shower room. A further family bathroom with three piece suite 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 electronic double garage whilst to the rear there is a private West facing garden with patio and well-stocked borders.

#### **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 2AZ

#### **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.

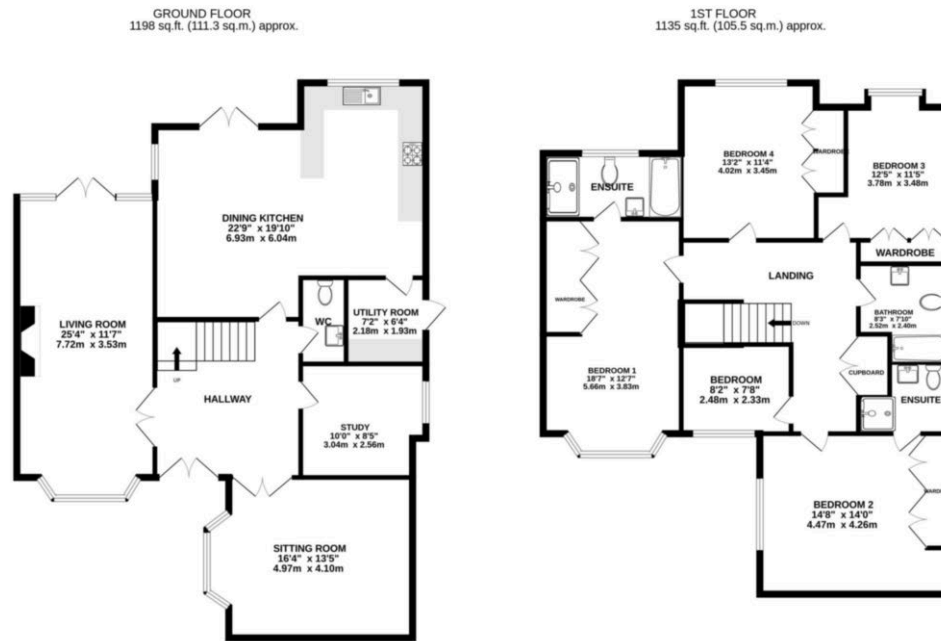
#### **LOCAL AUTHORITY**

Cheshire East. Property Band: G

#### **VIEWING**

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 2333 sq.ft. (216.7 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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