



**GASCOIGNE  
HALMAN**

39 PARK ROAD, WILMSLOW SK9 5BT

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THE AREAS LEADING ESTATE AGENT



## 39 PARK ROAD, WILMSLOW SK9 5BT

**Guide Price: £575,000**

**A handsome period cottage boasting beautifully presented and thoughtfully extended accommodation with three double bedrooms, two stylish bathrooms and a superb dining kitchen. Situated moments from Wilmslow town centre.**

- AN HANDSOME & HIGHLY INDIVIDUAL PERIOD COTTAGE
- TWO STYLISH BATH/SHOWER ROOMS
- LARGE LIVING-DINING KITCHEN & SEPARATE LIVING ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- THREE DOUBLE BEDROOMS
- HIGHLY DESIRABLE CONVENIENT LOCATION
- THOUGHTFULLY EXTENDED TO THE SIDE AND REAR
- MOMENTS FROM WILMSLOW TOWN CENTRE AND LINDOW COMMON
- NO UPWARD CHAIN





This handsome and highly individual period cottage presents a rare opportunity to acquire a beautifully extended and thoughtfully modernised home in a highly desirable and convenient location, just moments from Wilmslow town centre and Lindow Common.

The property effortlessly blends traditional character with contemporary style, offering spacious and flexible accommodation. Upon entering the cottage, you are met with a welcoming entrance hall that sets the tone for the rest of the home, fitted storage and stairs leading to the first floor. Also at ground floor level there is a good-size living room with attractive wooden flooring, log burner, bespoke cabinetry and Victorian shutters.

The living room tastefully opens to a large living-dining kitchen with a pleasant mix of tiled and wooden flooring, fitted kitchen with a range of base and wall units, central island and integrated appliances whilst the living-dining area boasts dual sets of French doors opening to the rear garden, Velux windows and superb natural light.

In addition to the ground floor there is a useful utility room which can be converted back to a downstairs WC easily depending on requirements.

To the first floor the property offers three well-proportioned double bedrooms, each thoughtfully designed to maximise space and light, while retaining the cottage's original charm. The principal bedroom benefits from a modern en-suite shower room whilst bedroom two boasts a range of bespoke fitted wardrobes. A contemporary family bathroom with stylish fittings serves bedrooms two and three.

The cottage has been thoughtfully extended to the side and rear, enhancing both the living and bedroom accommodation, while preserving the integrity and character of the original building. Throughout the property, attention to detail is evident, with high-quality flooring, bespoke joinery, and carefully chosen colour schemes creating a harmonious and welcoming atmosphere.

Practically is further enhanced by a private driveway providing valuable off-road parking, a rare and sought-after feature in such a central location.

The property's enviable position places it within easy walking distance of Wilmslow's vibrant town centre, with its array of shops, cafes, and restaurants, as well as excellent transport links to Manchester and beyond. The nearby Lindow Common offers a tranquil natural retreat, perfect for leisurely walks and outdoor pursuits. This unique period cottage combines the best of both worlds, offering a peaceful and characterful home within a stone's throw of all local amenities. With its blend of historic charm, modern comforts, and prime location, this property must be viewed to fully appreciate.

#### LOCATION

Conveniently situated just moments from 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 5BT

#### TENURE

Freehold (subject to verification by solicitors).

#### SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

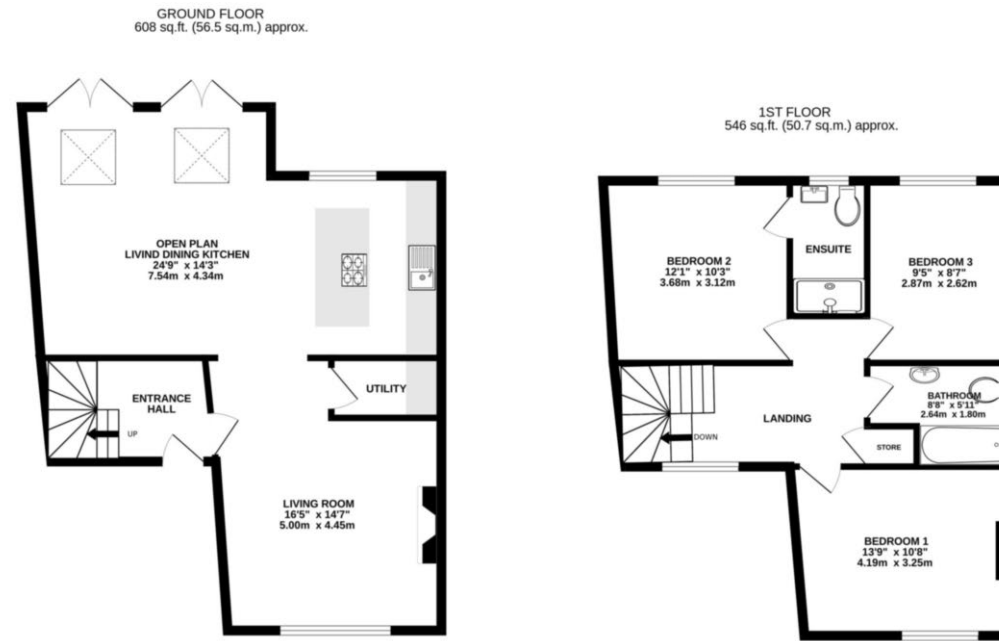
#### LOCAL AUTHORITY

Cheshire East. Property Band: D

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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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### WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

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