



**GASCOIGNE  
HALMAN**

4 MANOR CLOSE, WILMSLOW SK9 5PX

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THE AREAS LEADING ESTATE AGENT





## 4 MANOR CLOSE, WILMSLOW SK9 5PX

**£840,000**

A beautifully maintained and attractive 1930's detached family home situated on a sought after quiet cul-de sac in the popular Pownall Park area of Wilmslow, boasting well-proportioned accommodation complemented by a generous South facing garden.

- Handsome 1930's Detached Family Home
- Beautifully Maintained And Spacious Accommodation Throughout
- Three Large Double Bedrooms
- Modern Refitted Breakfast Kitchen
- Stylish Contemporary Family Bathroom
- Spacious Living Room With Appealing Inglenook
- Superb Landscaped South Facing Gardens
- Off-Road Parking And 18ft Garage (Perfect For Conversion)







This handsome 1930's detached family home offers well-presented and spacious accommodation boasting a large South facing plot giving excellent scope to extend and add-value, set on a quiet residential road within the sought after Pownall Park area of Wilmslow, close to Gorsey Bank primary school, Lindow common and a short walk to Wilmslow town centre.

Internally the property comprises a large welcoming entrance hallway with attractive wooden flooring, refitted modern downstairs wc and spindle balustrade staircase leading to the first floor. To the front of the property there is a spacious living room with bay-window, feature fireplace and charming inglenook. The living room gives access through to a good-size separate dining room which flows seamlessly into the rear conservatory which boasts tiled flooring and door access to the rear patio.

In addition there is a modern refitted breakfast kitchen with integrated appliances, tiled floor, granite work surfaces, breakfast bar and pleasant garden views. A separate utility room is found off the kitchen and gives access to the 18ft garage which could be converted as an extra reception room (subject to permissions).

To the first floor there are three large double bedrooms, the main bedroom offering a range of fitted wardrobes, with a modern stylish family bathroom offering a bath and separate shower facilities with tiled flooring and heated towel rail.

Externally, to the front of the property there is a driveway for off-road parking for two cars with a well maintained lawned garden and walled boundary with gated side access to rear garden.

To the rear there is a delightful South facing mature garden with Indian Stone patio with gravel surround, an attractive Cheshire brick walled boundary, substantial lawn and well-stocked borders, enjoying a high degree of privacy.

#### LOCATION

Conveniently situated within walking distance 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 5PX

#### TENURE

Freehold with a chief rent of £12.50 p.a. (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.

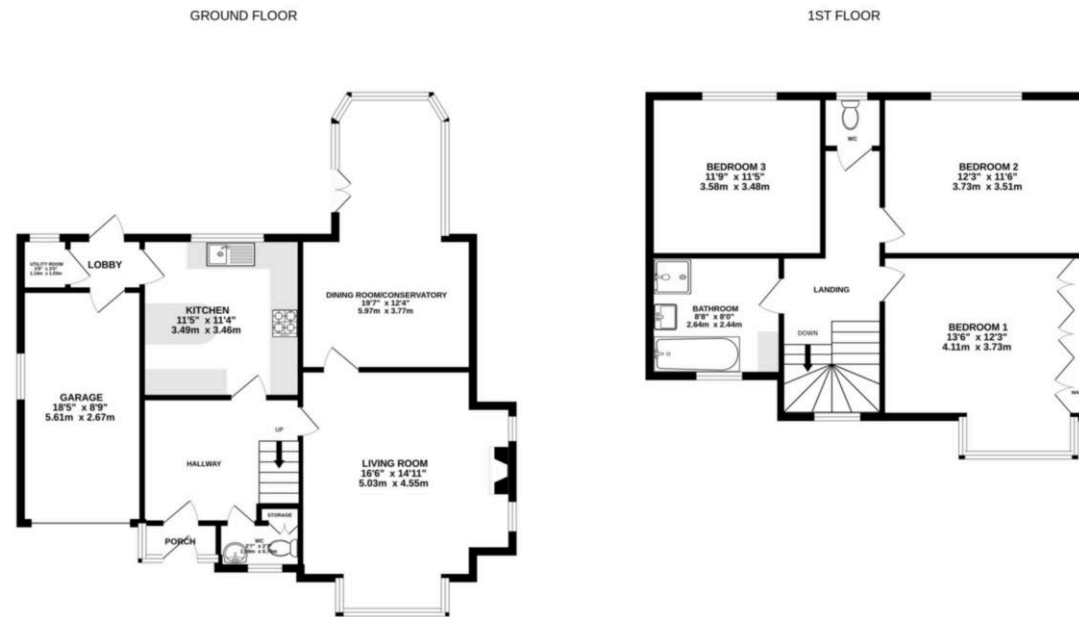
#### LOCAL AUTHORITY

Cheshire East. Property Band: F

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN



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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