



**GASCOIGNE
HALMAN**

98 ALTRINCHAM ROAD, WILMSLOW SK9 5NQ

THE AREAS LEADING ESTATE AGENT



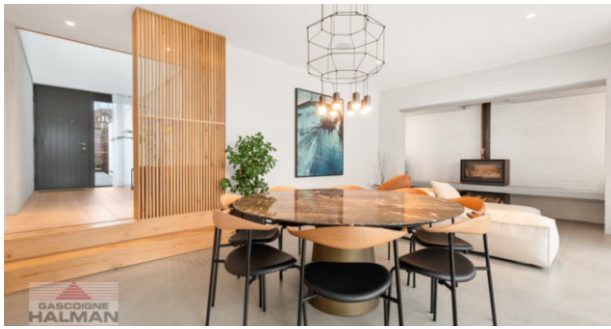
98 ALTRINCHAM ROAD, WILMSLOW SK9 5NQ

£1.1 Million

An exceptional award winning architecturally designed detached family home, ideally positioned within easy walking distance to Wilmslow town centre, Gorsey Bank Primary School and Lindow Common.

- Award Winning Detached Family Home
- Architecturally Designed Perfect For Modern Day Family Living
- Spacious Light And Airy Accommodation Throughout
- Five Generous Bedrooms
- Three Luxury Bathrooms
- Superb Living-Dining Kitchen With Central Island And Log Burning Stove
- Two Large Reception Rooms
- Main Bedroom With Dressing Room And Stylish En-Suite Bathroom





This striking contemporary detached residence, winner of the prestigious RIBA North West building of the year 2025, offers beautifully balanced accommodation crafted to provide generous proportions, designed with modern family living in mind in a convenient and sought after location.

The property is filled with natural light, featuring sleek architectural lines, high-quality finishes and thoughtfully designed open-plan spaces that flow effortlessly from room to room.

Internally the accommodation comprises: grand welcoming entrance hallway with wooden flooring, exposed brick walls, underfloor heating which runs throughout the ground floor and a large ceiling lantern with the vaulted ceiling giving a real sense of space and light. Front lounge with wooden flooring and high quality floor to ceiling slider doors, giving direct access to the front landscaped courtyard garden.

A further reception room currently used as a children's playroom, is located off the hallway, downstairs WC and oak staircase leading to the first floor.

At the heart of the ground floor is the superb open-plan living-dining kitchen ideal for both everyday family life and entertaining. Generous in size it offers a large central island with Granite work surfaces, premium integrated Neff appliances, tiled floors, dual sets of Slider doors opening to the rear patio, log burning stove and integrated Sonos surround sound media system.

Completing the ground floor accommodation, there is a fully equipped utility room and luxury shower room, both of which are located off the kitchen area and provide door access to the side of the property.

To the first floor, there is a spacious landing looking down over the entrance hallway. Dual ceiling lanterns bring natural light to the space, which provides access to the five generous bedrooms.

Three of the bedrooms offer their own bespoke fitted wardrobes. Whilst the generously sized master suite, offers delightful open-aspect views over the Carnival Field behind. It boasts a private dressing room and a stylish en-suite bathroom with free standing bath and separate shower facilities. A further family shower room with high quality fittings and ceiling lantern serves the remaining four bedrooms.

Externally to the front, there is a private and spacious driveway providing off-road parking for multiple cars and side access to the rear of the property. Also to the front of the property is a privately screened landscaped courtyard style garden, stylish in appearance and perfect for entertaining with access to four integrated external storage cupboards perfect for gardening tools, bicycles and more.

To the rear of the property, there is an attractive landscaped rear garden, mainly laid to lawn with tiled patio, perfect for Al fresco dining. Well stocked borders and fenced boundaries with open fields behind offering a high degree of privacy.

The property enjoys a popular and convenient location moments from Wilmslow town centre, Gorsey Bank and Lindow Common, as well as easy access to major transport links and Manchester airport.

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 5NQ

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

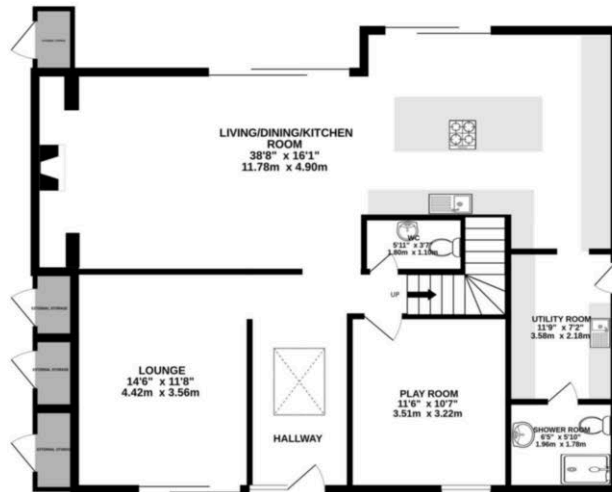
Cheshire East. Property Band: G

VIEWING

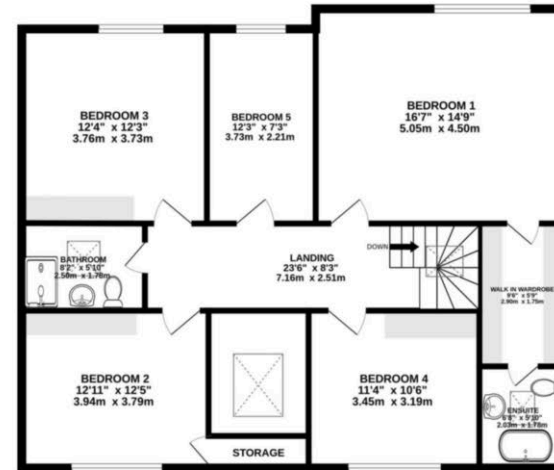
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA: 2257sq.ft. (209.7 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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