



**GASCOIGNE
HALMAN**

6 THE COACH HOUSE, 101 MANCHESTER ROAD,
WILMSLOW SK9 2JH

THE AREAS LEADING ESTATE AGENT



6 THE COACH HOUSE, 101 MANCHESTER ROAD, WILMSLOW SK9 2JH

£875,000

A stunning property offering three bedrooms and three bathrooms, finished to the highest standard throughout and located within easy reach of Wilmslow town centre. A viewing is highly recommended to appreciate this superb home.

- Beautifully Presented, Luxury Home Completed in 2023
- Stylish Luxury Fittings Throughout
- Superb Open-Plan Living-Dining Kitchen With Bi-fold Doors To Rear Garden
- Three Large Double Bedrooms And Three Modern Bathrooms
- Principal Bedroom With Vaulted Ceiling, Dressing Room, En-suite, Fitted Wardrobes And Juliet Balcony
- Easy Reach Of Wilmslow Town Centre And Train Station
- Landscaped West Facing Private Garden
- Private Gated Entrance With Two Secure Parking Spaces





Completed in 2023, this stunning property offers 'light and airy' luxury accommodation throughout with generous room proportions and immaculate presentation with stylish fixtures and fittings and a private secure location.

Internally at ground floor level there is a large and welcoming entrance hallway with stairs leading to the first floor, contemporary downstairs WC and access to the separate utility room. To the front of the ground floor is a good-size living room with modern tiled flooring, inglenook and feature panelled media wall.

To the rear of the ground floor is the true heart of the home featuring a superb open-plan living-dining kitchen, designed for modern lifestyles, with sleek cabinetry, premium integrated appliances, breakfast bar, media wall and ample space for both relaxation and entertaining. Expansive Bi-folding doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

To the first floor there are three large double bedrooms, each flooded with natural light, and three modern bathrooms, all finished to an exacting standard. The principal bedroom is particularly impressive, boasting a striking vaulted ceiling, a dedicated dressing room, luxurious en-suite bathroom, extensive fitted wardrobes, and a South facing Juliet balcony. Every aspect of this home has been carefully considered for comfort and convenience, including underfloor heating and bespoke storage solutions.

Externally the property boasts a private, landscaped Westerly facing garden with tiled patio and artificial lawn for easy day-to-day maintenance with fenced boundaries and access to the allocated parking. The property also benefits from a private, secure gated entrance, ensuring both security and exclusivity, and includes two secure parking spaces (ideal for families or visiting guests). Discreet exterior lighting and attractive boundary fencing enhance the sense of privacy. Added in 2024 by owner, solar panels with battery storage providing electric feed to property and to grid. The property also enjoys a sought-after location only a short walk to Wilmslow town centre, train station and The Carrs Park.

Whether you are seeking a peaceful oasis or a stylish space to host friends and family, this outstanding home delivers both inside and out. Early viewing is highly recommended to fully appreciate the quality and lifestyle opportunity on offer.

There is a service charge of £5,100 p.a. (subject to verification by solicitors).

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 2JH

TENURE

Leasehold for 999 years from 01/01/2022 (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

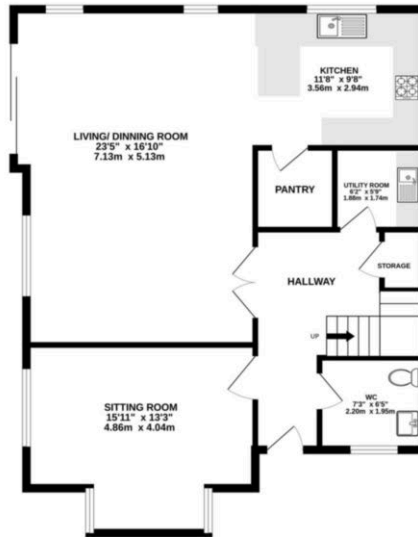
Cheshire East. Property Band: F

VIEWING

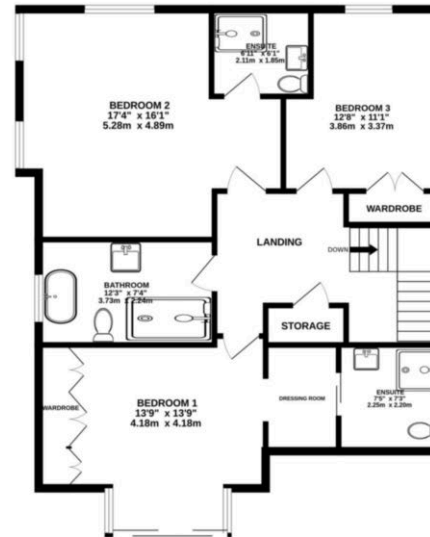
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 1873 sq.ft. (174.0 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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