



**GASCOIGNE  
HALMAN**

56 WOODLANDS ROAD, HANDFORTH SK9 3AU

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THE AREAS LEADING ESTATE AGENT



## 56 WOODLANDS ROAD, HANDFORTH SK9 3AU

£789,950

An attractive 1930's detached family home situated on a highly desirable tree-lined road boasting well-proportioned accommodation with four double bedrooms, two bathrooms and a delightful South facing garden enjoying beautiful open-aspect views.

- Attractive 1930's Detached Family Home
- Spacious And Characterful Accommodation
- Four Double Bedrooms and Two Modern Bathrooms
- Living Room With Floor To Ceiling Feature Window With Open Aspect Views
- Good-Size Dining Kitchen
- Private Landscaped South Facing Rear Garden With Stunning Views
- Off-Road Parking And Garage
- Sought After Tree-Lined Residential Road and Convenient Setting Close To Handforth Village, Train Station and Handforth Dean





This handsome 1930's detached residence offers a variety of appealing character features combined with modern-day living complemented by a generous and private South facing plot.

Internally the property has been well-maintained and redesigned by its current owners to create an immaculate and spacious home perfect for families looking for a substantial family home in one of the areas most popular locations.

At ground floor level the accommodation comprises a large welcoming entrance hallway with wood effect flooring, which runs throughout the ground floor, and gives access to the refitted downstairs wc, a substantial understairs walk-in pantry and staircase leading to the first floor. The main living room gives a real wow factor with the floor to ceiling feature windows boasting delightful garden and open-aspect views with door access leading through to dining kitchen which offers contemporary bi-fold doors, integrated appliances and granite work surfaces.

In addition to the ground floor there is a newly refurbished private home office which enjoys pleasant garden views, and a separate good-size utility room, which provides access to the integral garage, completes the ground floor accommodation.

To the first floor the stairs enjoy an attractive feature stained glass window leading to a spacious landing which provides access to the four generous double bedrooms. The main bedroom enjoys pleasant woodland views and boasts its own dressing area with fitted wardrobes and a modern en-suite shower room, whilst a further family bathroom with bath and separate shower facilities serves the remaining three bedrooms.

Externally there is a well-maintained and private frontage, with a spacious driveway providing ample off-road parking and lawned garden with gated side access, whilst to the rear there is a truly superb, private South facing garden with a mature lawn, good-size patio and a contemporary corner deck with glass balustrade which enjoys open aspect views over mature woodland and a private fishing lake, perfect for al Fresco dining in the evening sunshine.

The property enjoys a sought after setting close to Handforth village and train station as well as Handforth Dean shopping complex, which has pedestrian access nearby.

#### LOCATION

Located close to the centre of Handforth which provides for most day to day shopping requirements, with the nearby town of Wilmslow and the superstore developments catering for more comprehensive shopping needs and including a number of large retail outlets including John Lewis, Marks and Spencer, Sainsburys, Tescos etc. Commuting from Handforth is convenient with the nearby motorway network and the by-pass link. Manchester International Airport is within a short drive and Handforth railway station is within walking distance.

#### DIRECTIONS

Sat-Nav: SK9 3AU

#### 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.

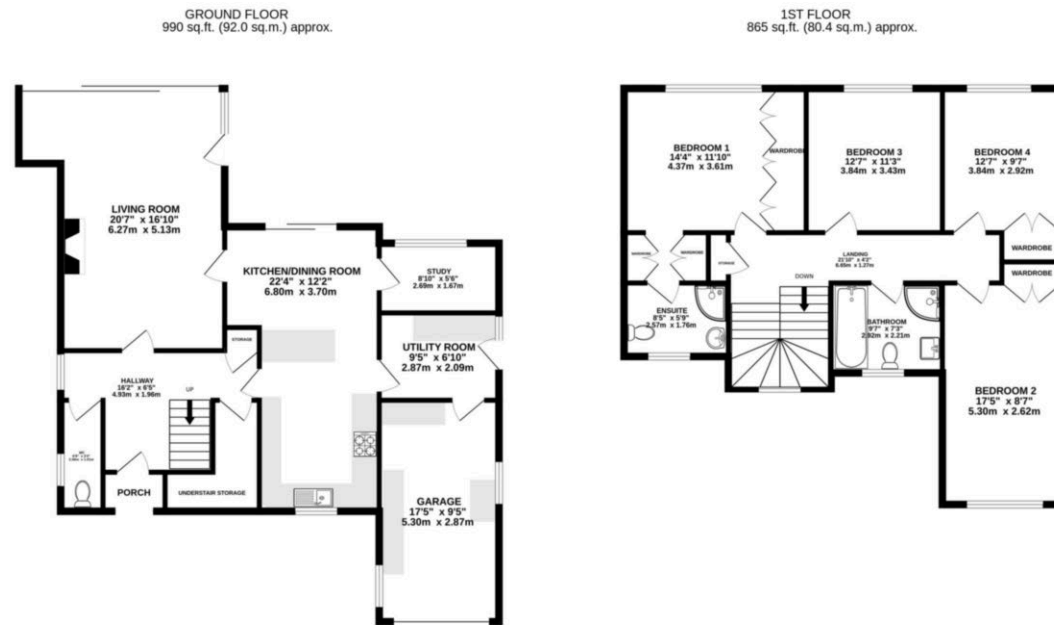
#### LOCAL AUTHORITY

Cheshire East. Property Band: F

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1855 sq.ft. (172.3 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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