



**GASCOIGNE  
HALMAN**

9 CRAGSIDE WAY, WILMSLOW SK9 1ES

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THE AREAS LEADING ESTATE AGENT





## 9 CRAGSIDE WAY, WILMSLOW SK9 1ES

**£675,000**

**A stylish modern detached property offering beautifully presented accommodation throughout with four bedrooms, two bathrooms and a superb private corner plot. Off-road parking and double garage, situated on a quiet cul-de-sac only a short walk to Wilmslow town centre.**

- Modern Detached Family Home
- Beautifully Presented And Upgraded Accommodation
- Two Refitted Contemporary Shower Rooms
- Stylish Refitted Kitchen
- Four Good-Size Bedrooms
- Generous Westerly Facing Corner Plot
- Off-Road Parking And Double Garage
- Short Walk To Wilmslow Town Centre And Train Station





This well-presented and beautifully maintained modern detached family home offers spacious and versatile accommodation complemented by a large Westerly facing corner plot with gardens to the rear and side giving extra potential to extend or develop further subject to the relevant permissions (planning permission has previously been granted for a side extension - ref 09/2175M - now expired).

Internally the property has been tastefully improved and upgraded and comprises a welcoming entrance hallway with stairs leading to the first floor, downstairs wc and useful storage. To the left of the hallway is the impressive 22ft living room with feature fireplace and French doors opening to the rear garden. In addition to the ground floor there is a family room and dining room with flows directly into the refitted kitchen with offers integrated appliances and shaker style units. A separate utility room which is located off the kitchen provides access to the side garden and completes the ground floor.

To the first floor there are four well-proportioned bedrooms, the main bedroom and bedroom two coming with a range of quality fitted wardrobes whilst the main bedroom also boasts a stylish en-suite shower room. A further modern refitted shower room serves the remaining three bedrooms.

Externally, there is a generous frontage with a large driveway providing ample off-road parking and access to the double garage. To the rear there is a large West facing garden with newly laid tiled patio and Pergola with a good-size side garden making it ideal for extending further (STPP).

Situated only a short stroll to Wilmslow town centre and train station.

#### 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 1ES

#### 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.

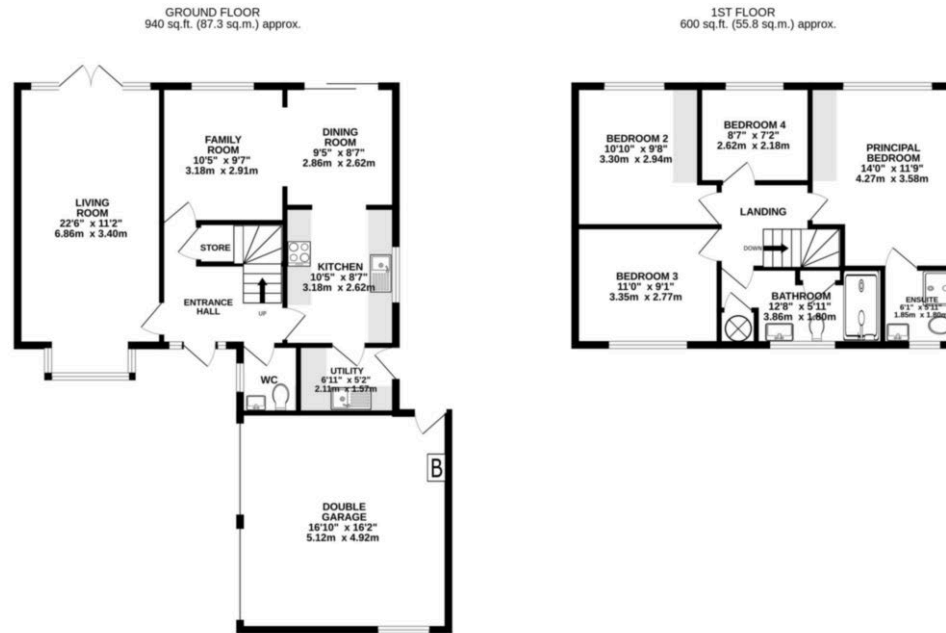
#### LOCAL AUTHORITY

Cheshire East. Property Band: F

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1540 sq.ft. (143.1 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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