



**GASCOIGNE
HALMAN**

43 GRANGE PARK AVENUE, WILMSLOW SK9 4AL

THE AREAS LEADING ESTATE AGENT



43 GRANGE PARK AVENUE, WILMSLOW SK9 4AL

£832,500

A beautifully presented detached family home, tastefully extended, enhanced and re-imagined with four double bedrooms, two bathrooms and a superb 0.2 acre South Westerly facing plot backing onto The Carrs Park and only a short walk to Wilmslow town centre.

- Beautifully Presented Detached Family Home
- Tastefully Extended, Enhanced And Re-Imagined Internally
- Four Double Bedrooms
- Two Refitted Modern Bathrooms
- Two Large Stylish Reception Rooms With Contemporary Log Burning Stoves
- Refitted Breakfast Kitchen And Dining Area
- Superb South Westerly Facing 0.2 Acre Plot Adjoining The Carrs Park With Delightful Views
- Sought After Convenient Location Moments From Wilmslow Town Centre And Train Station





Grange Park Avenue is a sought-after residential address with easy access to Wilmslow centre, train station and The Carrs Park.

The property itself has been thoughtfully improved and extended to the front and rear by its current owners to create a spacious and stylish family home complemented by an impressive 0.2 acre plot with extensive South Westerly facing gardens to the rear which enjoy a delightful and leafy outlook onto the Carrs park behind making it perfect for modern day family living in a quiet yet convenient location.

The accommodation internally comprises; large entrance which is currently used as a good-sized study with direct door access through to another home office which boasts a variety of fitted furniture and shelving.

Following on from the main entrance is a good-sized inner hallway with modern wood effect flooring, fitted cloaks area and stairs leading to the first floor. The living room is found to the front of the ground floor via the hallway which is generous in size with Herringbone flooring, ceiling coving, modern feature paneled wall with an attractive Heta Scan Line log burning stove.

To the rear of the ground floor there is a large refitted contemporary breakfast kitchen with a range of Premium integrated appliances, a breakfast bar and stunning views over the rear gardens. Following through from the kitchen is the separate dining area which seamlessly flows through to the impressive extended family room which boasts a stylish Oak Stoves Zeta log burner, French doors leading to the raised decking overlooking the extensive rear garden and modern Bi-folding doors opening to the side decked seating area of the patio.

In addition to the ground floor there is a separate utility room and a modern refitted shower room which are accessed via the main entrance hallway.

To the first floor the landing gives access to the four recently decorated double bedrooms and a refitted modern family bathroom with tiled walls and three piece suite.

Externally the property boasts a substantial South Westerly facing private plot, approx 0.2 acres overall with a large stone set driveway providing off-road parking for several cars with EV car charger with gated side access and former car port leading to the truly superb rear gardens.

Beautifully landscaped throughout, the mature rear gardens boast two raised decked seating areas accessed via the ground floor, perfect for Al fresco dining and entertaining, two large lawned gardens perfect for family living with an additional flagged outdoor patio/dining area, fenced boundaries and a delightful leafy outlook towards The Carrs Park behind.

It is worth noting that the property has been fully re-wired and re-plumbed throughout with a premium Vaillant combi boiler and pressurized central heating system. Early viewing recommended.

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 4AL

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.

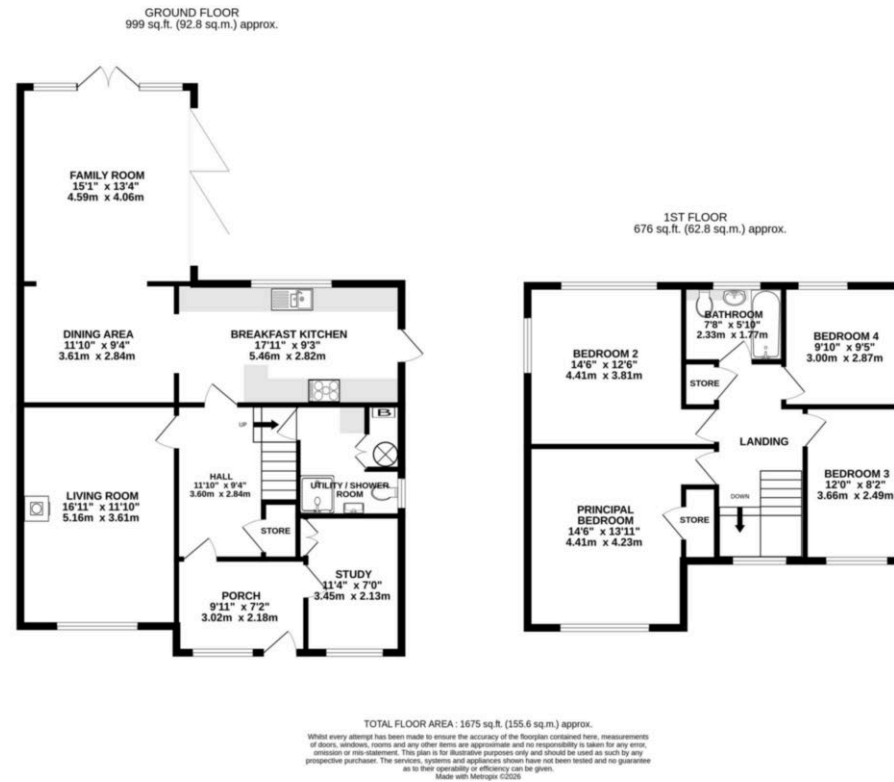
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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