



**GASCOIGNE
HALMAN**

5 COURTNEY GREEN, WILMSLOW SK9 2RX

THE AREAS LEADING ESTATE AGENT



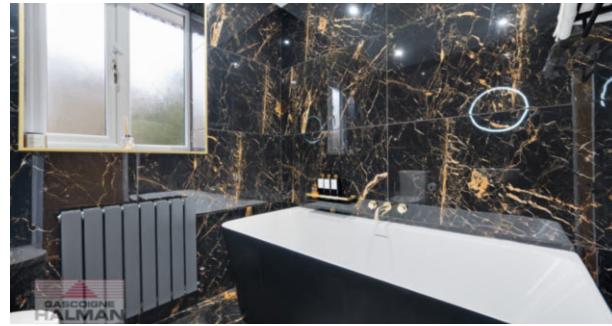
5 COURTNEY GREEN, WILMSLOW SK9 2RX

£640,000

A modern detached family home offering spacious and stylish accommodation with four bedrooms, three bathrooms and a superb landscaped rear garden.

- Modern Detached Residence
- Four Bedrooms and Three Modern Bathrooms
- Large Living Room With Media Wall And Bay-Window
- Superb Dining Kitchen With Underfloor Heating And Neff Appliances
- Stunning Landscaped Gardens
- Quiet Cul-De-Sac Of Six Detached Properties
- Walking Distance To Local Amenities And Train Station





Courtney Green is a quiet and popular cul-de-sac of only 6 detached properties conveniently located close to local amenities and train station.

This property itself has been beautifully enhanced and improved over time by its current owners to create a stylish home throughout with excellent living space and stunning gardens.

Internally the property offers a healthy 1467 Sq Ft and comprises an entrance hallway with refitted downstairs wc, superb living room, large in size with attractive bay-window and media wall with coffered lighting. To the rear of the ground floor there is an impressive dining kitchen with Neff appliances, breakfast bar, underfloor heating and sliding doors leading out to the rear garden. In addition there is a useful utility room with door access to the outside, large storage room and an intergal garage.

To the first floor there are four good-size bedrooms, the main bedroom boasting a range of fitted wardrobes and stylish en-suite with underfloor heating. Bedroom two also comes with its own private en-suite and a refitted contemporary bathroom serves the remaining two bedrooms.

Externally, to the front there is a driveway providing off-road parking and garage access, small lawned garden and gated side access, whilst to the rear there is a truly stunning landscaped garden with modern pergola, Porcelain tiled patio, artificial grass and attractive outdoor lighting with contemporary fenced boundaries.

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 2RX

TENURE

Leasehold for 999 years from 01/01/1989 with a ground rent of £95 p.a. (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

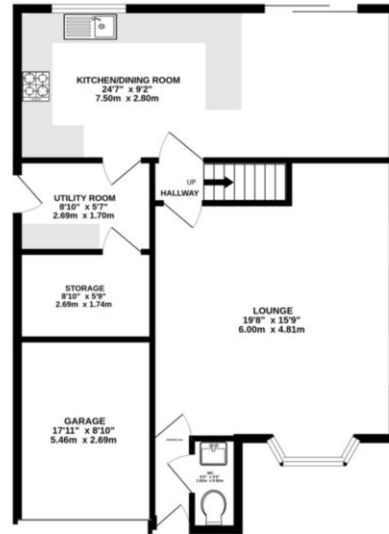
Cheshire East. Property Band: F

VIEWING

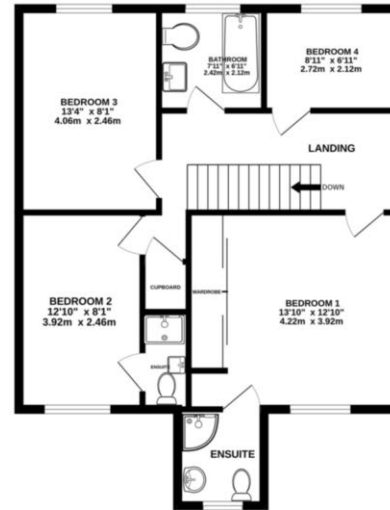
Viewing strictly by appointment through the Agents.

FLOORPLAN AND EPC

GROUND FLOOR
779 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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