



Charming 1930's family home with prime positioning

2 Edgeway, Wilmslow, Cheshire, SK9 1NH

Freehold



Four bedrooms • One bathroom plus separate WC •  
Three reception rooms • Downstairs WC • South facing  
gardens • Double garage • Off-road parking

#### Local information

Situated on the corner of Edgeway and Holly Road South, the property is conveniently situated 0.4 miles from the town centre amenities. The area offers an excellent choice of schooling with highly regarded local state schools and a wide choice of private schools nearby. Wilmslow High School is 0.3 miles.

The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies 5.3 miles away. Wilmslow train station is 0.7 miles away and offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

#### About this property

Dating from 1937, this attractive bay fronted detached family home enjoys favoured positioning on this highly desirable road in the centre of Wilmslow. Set with a generous 0.2 acre corner plot, there are beautifully landscaped gardens wrapping around three sides with a southerly aspect to the rear. The current owners have enjoyed the property as their family home for the past 49 years and offer the property for sale in well maintained condition with tremendous untapped potential for extension and remodelling (subject to necessary consents). The property extends to around 2,201 Sq Ft and retains a wealth of period features such as leaded Crittall windows to many of the rooms.

Entered through the original

round topped solid oak front door, the spacious hallway provides a welcoming first impression. Immediately to the left of the hall is the dining room with ceiling cornice and plate rack. To the right of the hall is the impressive dual-aspect living room with French doors onto a veranda. The third reception is currently set up as a sitting room and features dual aspect windows; this in turn leads through to the open plan dining kitchen with bi-folding doors onto the gardens. An inner hall linking the downstairs WC and the integral double garage completes the ground floor accommodation. To the first floor the spacious galleried landing leads to a family shower room, a separate a WC and four well-proportioned bedrooms.

Externally the property is approached along a York stone driveway offers off road parking for several vehicles and leads to the integral garage. The wonderfully mature gardens are to three sides and have been beautifully landscaped. To the front and side they are mainly laid to lawn with well stocked borders defined by established hedging. The south facing rear gardens have been designed to provide lower maintenance with flag stone patio areas allowing sun to be enjoyed throughout the day.

#### Tenure

Freehold

#### Local Authority

Cheshire East





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**Gross internal area (approx)** 176 sq m / 1894 sq ft

**Outbuildings** Garage 28.6 sq m / 307 sq ft

**Total** 204.6 sq m / 2201 sq ft (inc limited use area 1.6 sq m / 17 sq ft)

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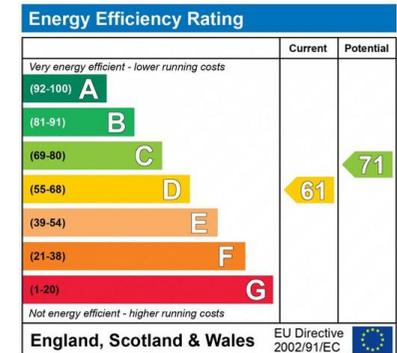


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