



## 1930's family residence with tremendous potential

23 Broad Walk, Wilmslow, Cheshire, SK9 5PJ

Freehold

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Four bedrooms • Two reception rooms • Extensive gardens • 1970 Sq ft • Development potential • Utility room • Single garage • Council Tax Band G

#### Local information

Situated within the highly regarded Pownall Park area of Wilmslow, the property is conveniently located 0.4 miles from the town centre amenities. Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-minute drive. Pownall Park Tennis Club and Wilmslow Rugby Club are also conveniently situated within Pownall Park. The area offers excellent schooling with highly regarded local state schools and a wide choice of private schools within easy striking distance. Gorsey Bank Primary School and Pownall Hall School are both under 0.6 miles away. 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 less than 5 miles away. Wilmslow train station is 0.6 mile away and offers a 1 hr 51 min service to London Euston and a 19 min service to Manchester Piccadilly.

#### About this property

A rare opportunity to acquire this traditional detached 1930's property, situated in a prime Wilmslow location. Extending to 1970 Sq ft, the half-rendered facade and traditional Crittall windows is set in extensive and exquisite grounds and offers tremendous development potential, subject to necessary consents. Approached via a stone driveway, the picturesque landscaped plot offers parking and access to the single garage.

An enclosed porch opens into a spacious and welcoming hallway with downstairs WC. There are two formal reception rooms; a 15' dual-aspect living room with feature fire place and sliding doors to patio and a 15'3 dining room with feature bay window. An open plan breakfast kitchen with French doors look onto the wonderfully mature gardens, fitted units and a comprehensive range of integrated appliances include a double Neff oven ATAG induction hob with extractor over, fridge freezer and Bosch dishwasher. The integral garage is accessed off the kitchen providing huge potential for conversion/integration (subject to necessary provisions). A fully fitted 15'1 utility room and store room completes the ground floor accommodation. The spacious landing leads to four well-proportioned bedrooms and an occasional bedroom in the attic, three of the bedrooms benefit from fitted wardrobes. The double aspect 15' principal suite is delightfully bright and offers high quality fitted wardrobes. A traditional bathroom with shower over bath and a separate WC complete the first floor. Externally, the property stands in wonderfully private grounds extending to around 0.28 acres. The extensive south facing mature landscaped rear gardens feature a stone patio, mature trees, well stocked borders and beautifully manicured lawns. There is gated access from the rear of the garden which leads directly onto The Carnival fields.





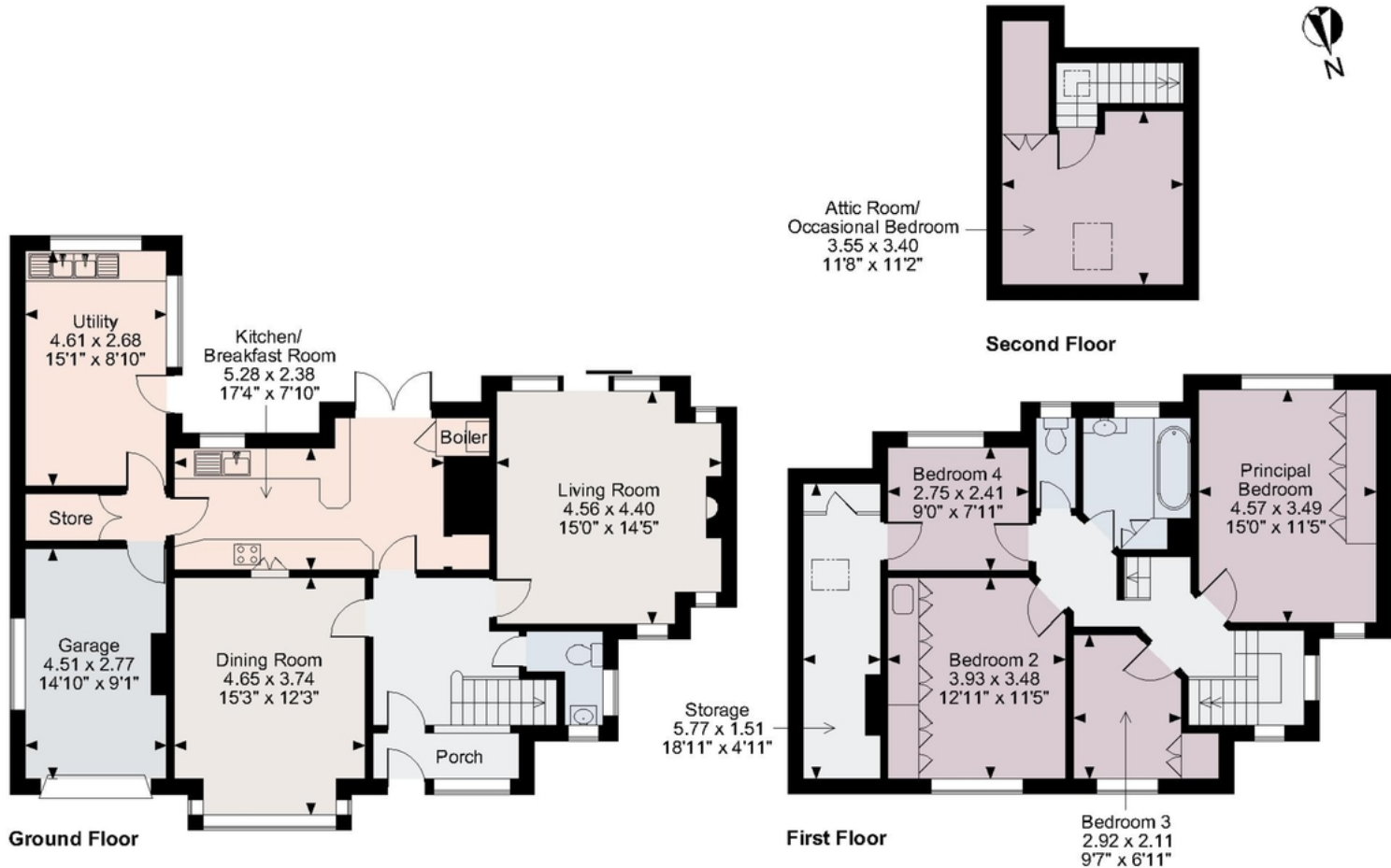




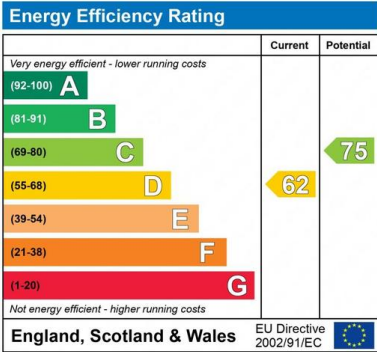
**23 Broad Walk, Wilmslow, Cheshire, SK9 5PJ**  
**Gross internal area (approx)** Main House = 1,836 sq ft / 171 sq m  
**Outbuildings** Garage = 134 sq ft / 12 sq m  
**Total** Total gross internal area = 1,970 sq ft / 183 sq m

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