



**GASCOIGNE  
HALMAN**

8 YORK CRESCENT, WILMSLOW SK9 2BB

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THE AREAS LEADING ESTATE AGENT



## 8 YORK CRESCENT, WILMSLOW SK9 2BB

**Guide Price: £1.1 Million**

**Spacious five-bedroom detached family home on a quiet cul-de-sac within easy reach of Wilmslow town centre boasting beautifully maintained accommodation, private mature gardens and double garage.**

- Beautifully Maintained Detached Family Home
- Five Bedrooms
- Two Bathrooms Including En-Suite To Principal Bedroom
- Large 26 ft Living Room With Feature Fireplace
- Refitted Breakfast Kitchen
- Underfloor Heating in Conservatory and En-Suite Shower Room
- Off-Road Parking And Double Garage
- Quiet And Convenient Location
- Walking Distance To Wilmslow Town Centre And Train Station





Nestled on a quiet cul-de-sac in a sought-after residential location, this impressive five-bedroom detached family home presents an exceptional opportunity for families and professionals seeking a spacious and versatile home, thoughtfully designed to accommodate modern living.

Upon entering the property, you are greeted by a welcoming entrance hall with spindle balustrade staircase, useful storage and downstairs WC. To the right of the hallway leads to a generously proportioned living room, over 26ft in length, featuring an attractive bay-window that allows natural light to flood the space and create a warm, inviting atmosphere, feature fireplace with appealing Inglenook and French doors leading to the rear conservatory. In addition there is a refitted breakfast kitchen with a range of base and wall units, breakfast bar, integrated appliances with door access leading to the adjacent dining room making it perfect to convert into a large dining kitchen with relative ease. A separate fully fitted utility room is accessed via the kitchen with door access leading to the double garage and external access to the outside.

On the first floor, the spacious landing gives access to five bedrooms, each thoughtfully designed to provide comfort and privacy for all members of the household with the three largest bedrooms coming with a range of fitted wardrobes. The principal bedroom benefits from a modern en suite shower room and dressing area, while the remaining bedrooms are served by a refitted contemporary family bathroom equipped with a bath, separate shower, and elegant sanitaryware. Additional features include ample built-in storage solutions, gas central heating, and double glazing, all contributing to a warm and energy-efficient environment.

The property also benefits from a spacious double garage, offering secure parking and further storage options. Externally to the front the property enjoys a generous and wide plot with attractive landscaped gardens to the front and rear, the rear garden provides superb privacy, a patio area for Al fresco dining and well-stocked flowerbeds.

Situated within easy reach of local amenities, reputable schools, and excellent transport links, this outstanding detached residence combines convenience with a tranquil setting, making it an ideal choice for those seeking a premium home in a desirable neighbourhood. Whether you are looking to upsize, accommodate a growing family, or simply enjoy the benefits of a larger, well-appointed property, this five-bedroom house is sure to impress with its generous proportions, flexible layout, and attention to detail. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

#### **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 2BB

#### **TENURE**

Freehold (subject to verification by solicitors).

#### **SERVICES**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### **LOCAL AUTHORITY**

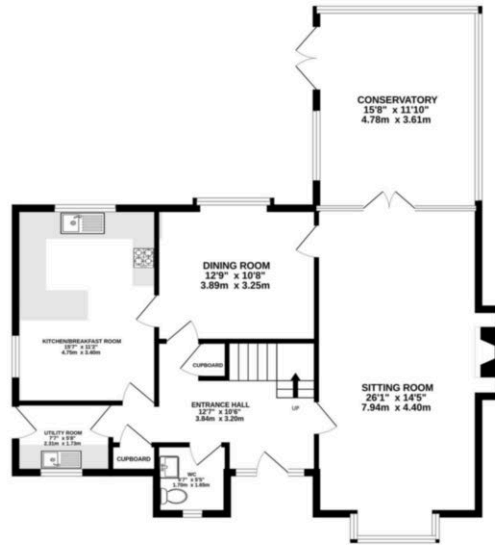
Cheshire East, Property Band: G

#### **VIEWING**

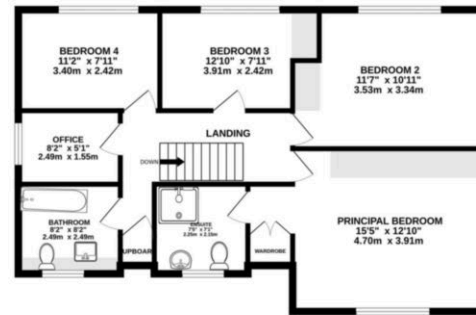
Viewing strictly by appointment through the Agents.

# FLOORPLAN & EPC

GROUND FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 1849 sq.ft. (171.8 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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