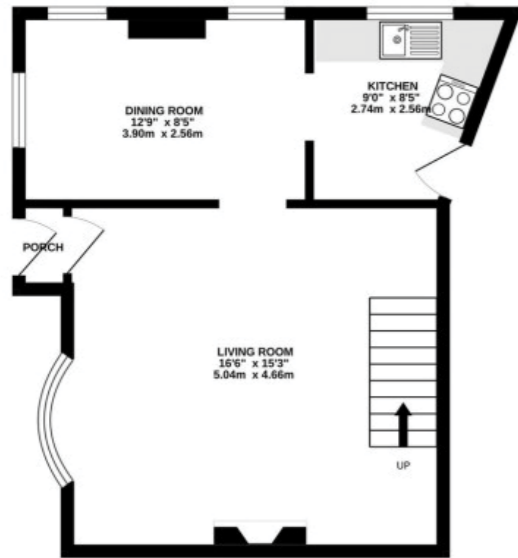
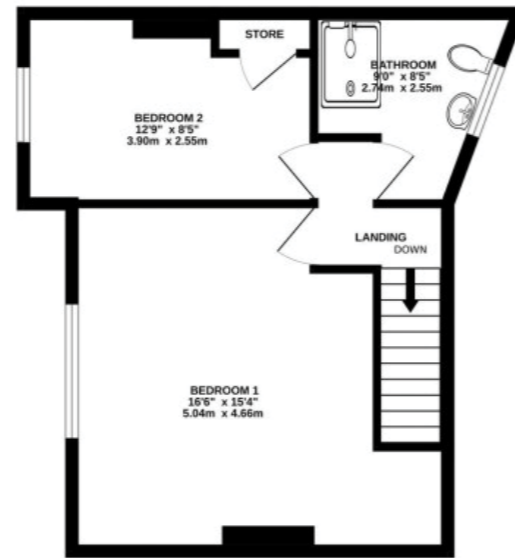


1 STAMFORD PLACE
 Wilmslow
£395,000

GROUND FLOOR
 427 sq.ft. (39.7 sq.m.) approx.

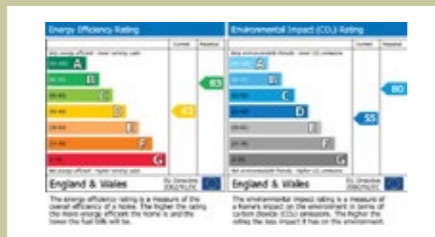


1ST FLOOR
 416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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THE AREAS LEADING ESTATE AGENCY

Wilmslow
 40, Alderley Road, WILMSLOW SK9 1NY
 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Beautifully presented 2-bed end terrace with modern kitchen, stylish living areas, exposed beams, private courtyard and off-road parking. Available with no onward chain.

- Period Two Bed End Terrace
- Modern Kitchen With Integrated Appliances
- Modern Bathroom With Walk-In Shower
- Large Windows For Natural Light

- Off-road parking
- Private Courtyard To Rear
- No Onward Chain

£395,000

1 STAMFORD PLACE

Wilmslow



This beautifully presented two-bedroom, one-bathroom end of terrace house offers a harmonious blend of character and modern living. Arranged over two inviting reception rooms, the property features striking modern wood and laminate flooring, exposed wooden beams, and multiple large windows throughout that fill the home with natural light. The spacious living areas are further enhanced by a stylish built-in fireplace and decorative fireplace, creating cosy focal points for relaxation and entertaining. An open staircase and charming arched doorway lend a sense of flow and openness to the layout, while neutral decor and carpeted bedrooms provide comfort and a versatile backdrop for personalisation. The contemporary kitchen boasts sleek modern units, integrated appliances including a double oven, and stylish lighting fixtures. Ample natural light streams in, and a convenient door leads directly

to outdoor spaces, making indoor-outdoor living effortless. The modern bathroom features a luxurious walk-in shower, fully tiled walls and floors, a large window for brightness, and a heated towel rail for added comfort. Externally, the property impresses with its traditional brick façade, a welcoming entrance porch, and a private cobblestone pathway bordered by mature garden plants. To the rear, a secure, enclosed courtyard offers both paved and artificial grass areas - ideal for relaxation or entertaining in privacy, with high brick walls ensuring seclusion. Practical benefits include off-road parking, with one space at the front and one at the rear, and a handy storage shed within the courtyard, providing convenience and peace of mind for homeowners. The private walled outdoor space is low-maintenance, perfect for those seeking greenery without the upkeep, and the property's multiple access points to the garden make it ideal for enjoying the outdoors. Every detail of this home - from

the exposed beams and bay window to the modern fixtures and finishes - combines to create a welcoming and versatile environment suitable for a wide range of lifestyles. This is a property that offers both character and contemporary comfort, making it an excellent opportunity for buyers looking for a stylish, move-in ready home with all the essential features for modern living. The tenure of the property is freehold (this is subject to verification by solicitors).

LOCATION

Conveniently situated within a short walk 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 1BS

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. Council Tax Band: D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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