



**GASCOIGNE  
HALMAN**

24 PRIMROSE WAY, WILMSLOW SK9 4EF

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THE AREAS LEADING ESTATE AGENT



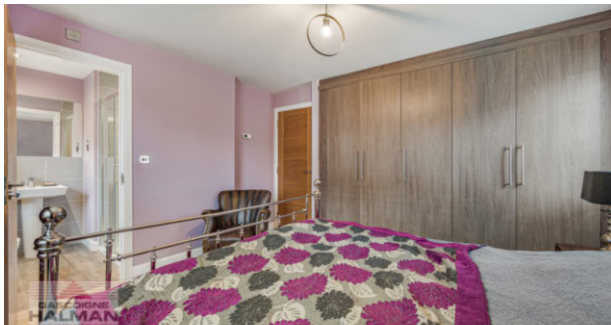
## 24 PRIMROSE WAY, WILMSLOW SK9 4EF

**Guide Price: £695,000**

**An attractive and modern detached family home offering spacious and immaculate presentation throughout boasting four double bedrooms, two bathrooms and a large mature South facing private garden. Off-road parking and garage.**

- Attractive Detached Family Home
- Large Mature South Facing Plot
- Beautifully Presented Accommodation
- Four Double Bedrooms
- Two Modern Bathrooms Including En-Suite To The Main Bedroom
- Large Kitchen-Dining Family Area With Premium Integrated Appliances
- Living Room And Separate Home Office/Study
- Off-Road Parking And Garage





Occupying a large mature South facing plot, this executive style detached family home offers beautifully presented accommodation complemented by a large private rear garden.

The accommodation offers generous room proportions and comprises; welcoming entrance hallway with useful storage facilities and access to the modern downstairs wc. To the front of the property there is a good-size living room with attractive bay-window and a separate home office/study which could also be used as a playroom/tv room.

To the rear of the ground floor there is a large open-plan kitchen-dining family area with a range of premium integrated appliances, breakfast bar. Quartz work surfaces and floor to ceiling feature windows looking out to the attractive rear garden with French doors giving access to the rear patio. In addition and following on from the kitchen is a fully fitted utility room with a range of fitted units and external door access to the side of the property.

To the first floor the landing gives access to the four good-size double bedrooms and airing cupboard. Bedrooms one and two both offers their own set of bespoke fitted wardrobes with the main bedroom boasting a modern en-suite shower room. A further family bathroom with three piece suites serves the remaining three bedrooms.

Externally, to the front there is a private driveway providing off-road parking and access to the garage, small lawned garden and pathway leading to the first floor. To the rear there is a superb mature South facing garden, mainly laid to lawn with well-stocked borders, tiled patio and total privacy to the rear.

The property enjoys a popular and convenient setting close to both Wilmslow, Handforth and Styal villages with pleasant countryside walks moments away and within walking distance to Wilmslow town centre and train station.

#### 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 4EF

#### 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. Property Band: F

#### VIEWING

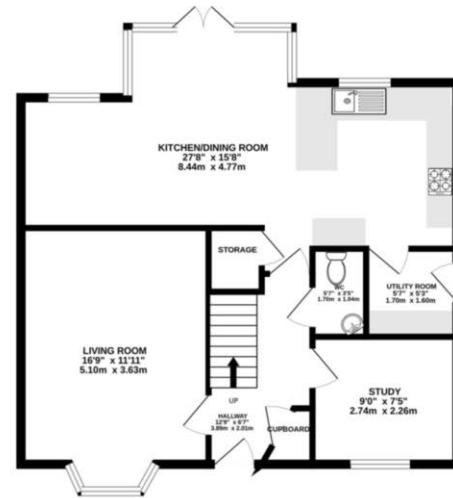
Viewing strictly by appointment through the Agents.

# FLOORPLAN & EPC

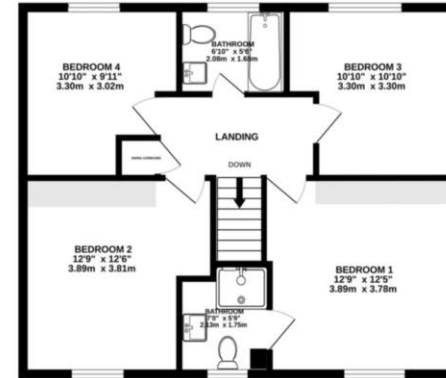
OUTSIDE  
228 sq.ft. (21.1 sq.m.) approx.



GROUND FLOOR  
709 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 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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## WILMSLOW OFFICE

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