



**GASCOIGNE
HALMAN**

3 THE COPPINS, WILMSLOW SK9 6EW

THE AREAS LEADING ESTATE AGENT



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£625,000

An immaculately presented and extended detached home with 'Tom Howley' kitchen, three double bedrooms & two contemporary bathrooms. An attractive South facing landscaped rear garden. Off-road parking and detached garage.

- Beautifully Extended Detached Home
- Three Double Bedrooms, Two Bathrooms & Study
- Immaculately Presented 'Tom Howley' Kitchen
- Spacious 18ft Living Room & Separate Study
- Attractive South Facing Private Garden
- Off-Road Parking & Detached Garage
- Sought After South Wilmslow Location





Situated in the sought after area of South Wilmslow with views over the Lindow Lawn Tennis Club this beautifully extended detached home is sure to impress.

The property has been beautifully maintained and enhanced to create a versatile and immaculate home with generous room proportions throughout.

Internally the property comprises an entrance hallway which gives access to the fully fitted living dining kitchen with a range of base and wall units and integrated appliances. Vaulted ceiling to the rear with skylights and bi-fold doors which open up on to the rear garden. In addition there is a very large 18 foot living room to the front. A separate utility room also provides access to the study which has a window to the rear and skylight. A modern fitted shower room with three piece suite completes the downstairs accommodation.

To the first floor there are three generous double bedrooms, the smallest of the three benefits from built in wardrobes. All bedrooms are serviced by a contemporary bathroom with attractive bath and large walk in shower.

Externally the property is set back from the road accessed by a walkway. A detached garage and allocated space provide ample off road parking. Whilst to the rear of the property there is a delightful landscaped South facing garden with flagged patio for Al fresco dining, well-maintained mature lawn and fenced boundaries.

The property is ideally located in South Wilmslow close to renowned local schools, shops and other amenities.

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 Cheshire including Marks & Spencer, Tesco, John Lewis and Sainsbury's. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 6EW

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.

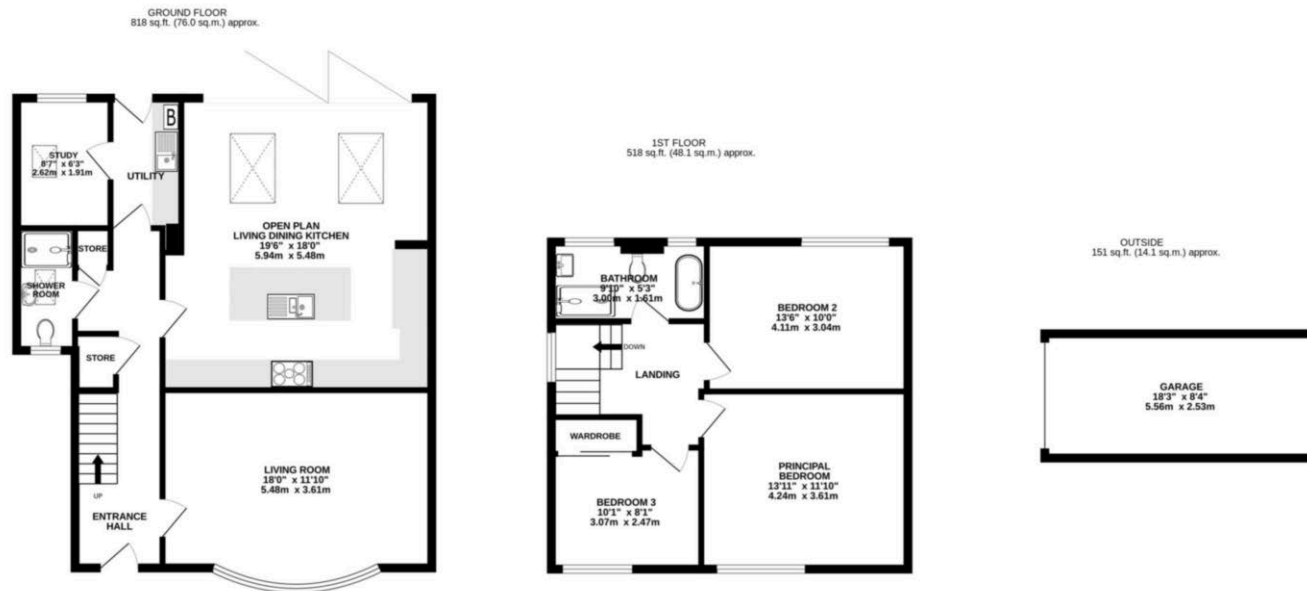
LOCAL AUTHORITY

Cheshire East. Council Tax Band: E

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

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