



**GASCOIGNE
HALMAN**

41 BROAD WALK, WILMSLOW SK9 5PL

THE AREAS LEADING ESTATE AGENT



41 BROAD WALK, WILMSLOW SK9 5PL

£1,050,000

Handsome 1930's detached family home, lovingly maintained and on the market for the first time in 45 years, boasting a large private South facing plot, four bedrooms and two bathrooms.

- Handsome 1930's Detached Family Home
- Lovingly Maintained And Well-Presented Accommodation
- Attractive Period Architectural Features
- Four Bedrooms And Two Bathrooms
- Two Generous Reception Rooms Including A 23ft Living Room With Inglenook
- Superb Private South Facing Mature Garden
- On The Market For The First Time In 45 Years
- Highly Sought After Pownall Park Location Close To Wilmslow Town Centre And Reputable Schools





This handsome 1930s detached family home presents a rare opportunity to acquire a much-loved residence in the highly sought after Pownall Park area, just moments from Wilmslow town centre and within easy reach of reputable local schools.

On the market for the first time in 45 years, the property has been thoughtfully maintained and is beautifully presented throughout, showcasing an abundance of attractive period architectural features that capture the charm and character of its era.

The accommodation is both spacious and versatile, perfectly suited to modern family living, with four generously proportioned bedrooms and two well-appointed bathrooms providing ample space for family members and guests alike.

The ground floor comprises two impressive reception rooms, including a stunning 23ft dual aspect living room with an inglenook fireplace that forms an inviting focal point for relaxing or entertaining and French doors opening to the rear garden. The separate dining room offers a refined and characterful setting for family meals or formal gatherings, while the well-designed refitted modern breakfast kitchen is fitted with quality cabinetry and integrated appliances, ensuring both practicality and style.

Throughout the home, original features such as leaded windows, decorative corning, and solid wood doors have been lovingly preserved, blending seamlessly with tasteful contemporary updates to create a harmonious and welcoming atmosphere.

The principal bedroom benefits from generous proportions and plenty of natural light, while the additional bedrooms are equally well-sized, making this property ideal for growing families or those seeking flexible space for a home office or guest accommodation.

The property boasts two bathrooms, including a family bathroom to the first floor and an additional bathroom with three piece suite to the ground floor, offering both comfort and convenience.

Additional features such as ample storage, a practical utility area, integral garage and a welcoming entrance hallway further enhance the appeal of this delightful home.

Externally the property enjoys a large South facing private plot with a spacious driveway, immaculate lawn and mature stocked borders to the front whilst to the rear there is an extensive South facing garden, mainly laid to lawn with tiled patio, well-stocked flowerbeds and a high degree of privacy giving excellent potential to extend or develop the property further.

Located in the heart of the sought-after Pownall Park area of Wilmslow, this property enjoys a prime position within a friendly and established community, with excellent transport links, Wilmslow town centre and local reputable schools all close by.

With its enviable combination of period charm, lovingly maintained interiors, and an exceptional location, this is a truly superb family home that rarely becomes available to the market. Early viewing is highly recommended.

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 5PL

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.

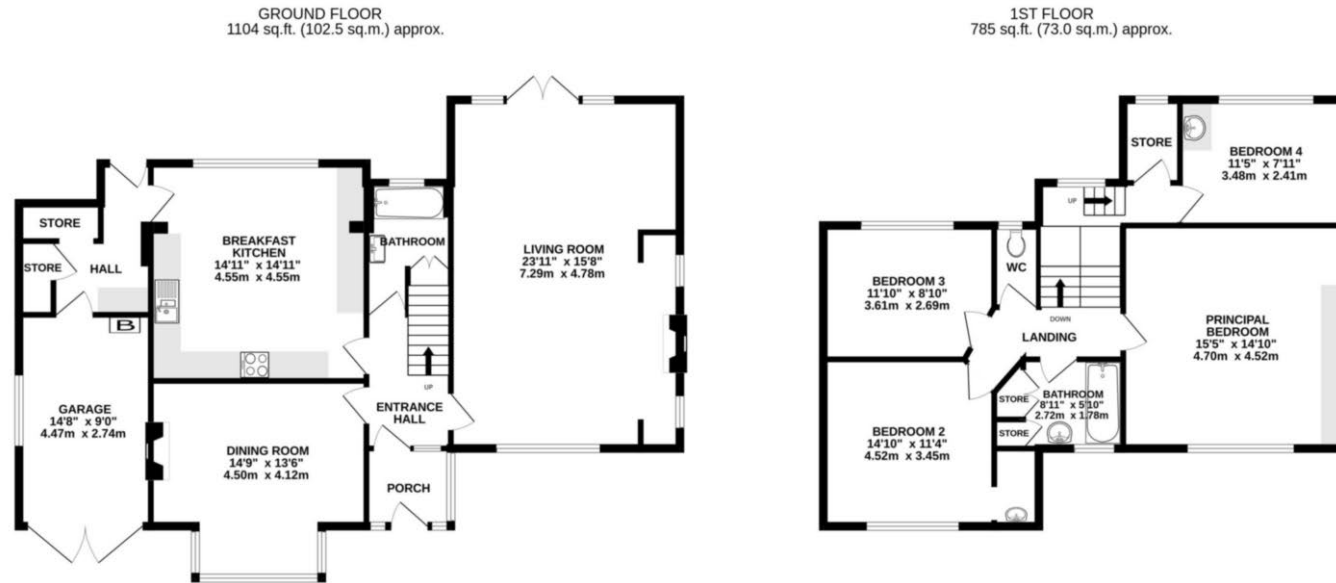
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1889 sq.ft. (175.5 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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