

6 Tanyard Close
Wilmslow

Offers Over £850,000

Andrew J Nowell
& Company



6 Tanyard Close, Wilmslow, SK9 2TE

Stylish Family Living in a Prime Wilmslow Setting with a generous, private rear garden.

- Large Garden
- Principal Suite
- Garage & Summerhouse
- Turnkey Condition

This impressive four-bedroom detached home combines contemporary style with generous family accommodation, extending to over 2,150 sq.ft. Beautifully presented throughout, the property offers the perfect balance of elegant entertaining space and practical everyday living.

At the heart of the home is the stunning 21ft open-plan living kitchen. Fitted with sleek contemporary units, integrated appliances and a central island, it's a superb space for cooking, dining and socialising, with direct access to the garden. A separate utility room and downstairs WC add to the practicality.

The spacious living room enjoys a bright dual aspect with a bay windows, creating a wonderful place to relax, while the separate dining room provides flexibility as a formal entertaining space, playroom or home office, with French door leading to the garden.

Upstairs, there are four generous double bedrooms, including a superb principal suite with a stylish en-suite and attractive Juliet balcony. The remaining bedrooms are served by a modern family bathroom, making the layout ideal for growing families.





Outside, the private rear garden offers a fantastic space for entertaining and family life, complete with a detached summer house – perfect as a home office, gym or garden retreat. An integral double garage and driveway provide excellent parking and storage.

Bollin Park has become one of Wilmslow's most desirable addresses, offering a peaceful setting just moments from the town centre's excellent restaurants, cafés and boutique shopping. Outstanding schools, beautiful countryside walks and superb transport links, including Wilmslow station and Manchester Airport, are all within easy reach.

Important Information

Council Tax – Cheshire East Band G

EPC Rating – B (85/92)

Tenure – Leasehold – 144 Years Remain
Ground Rent - £550 per annum
Estate Charge – £100 per annum

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

What 3 Words – [///lasts.waddled.meal](https://lasts.waddled.meal)

Flood Risk*: Medium Flood Risk

Broadband**: Ultrafast Broadband Available.

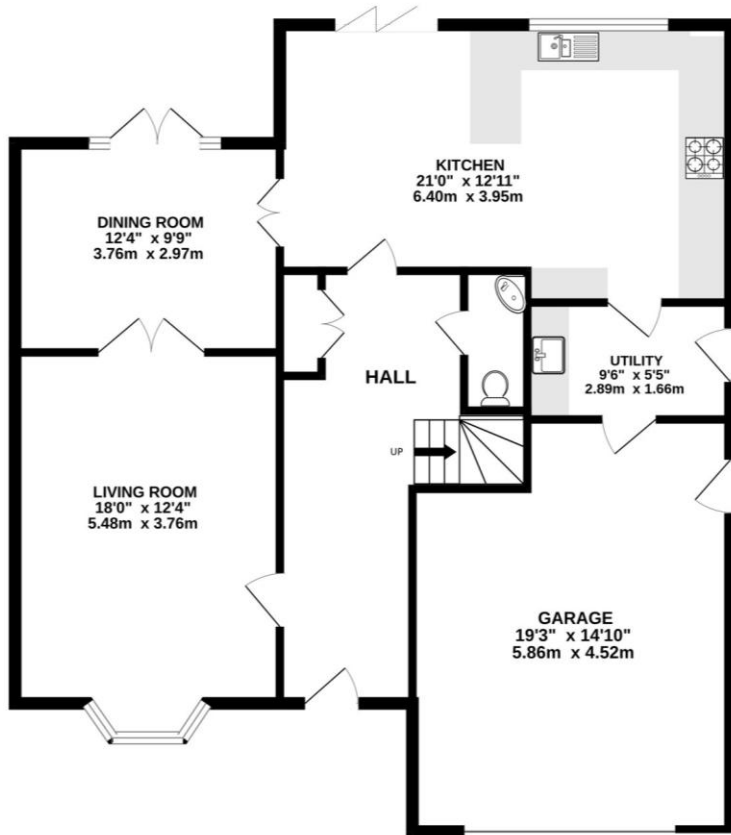
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

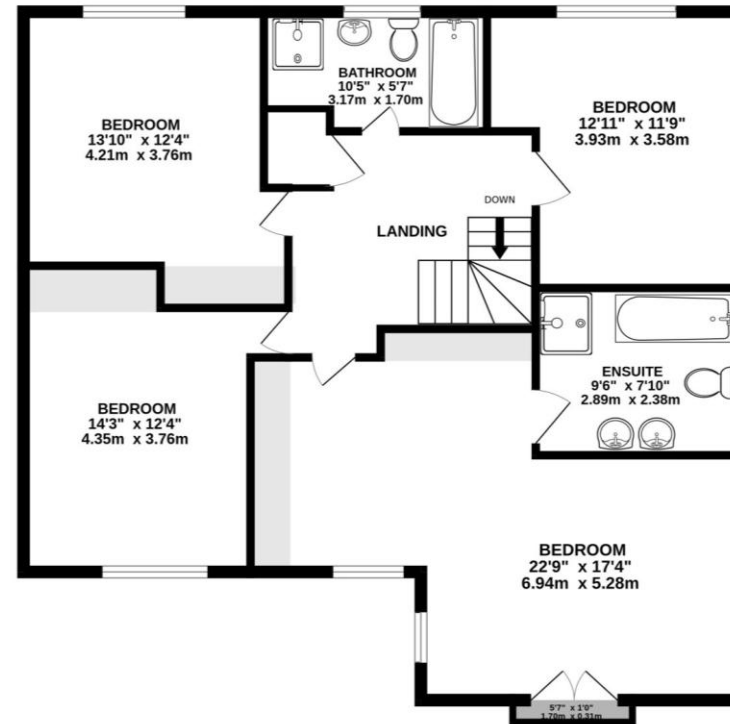
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

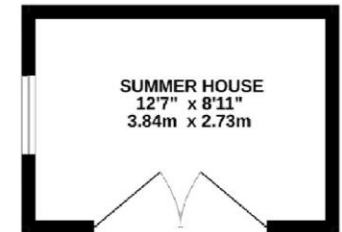
GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
960 sq.ft. (89.2 sq.m.) approx.



SUMMER HOUSE
113 sq.ft. (10.5 sq.m.) approx.



TOTAL FLOOR AREA : 2155 sq.ft. (200.3 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.

Made with Metropix ©2026

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

Andrew J Nowell
& Company

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.