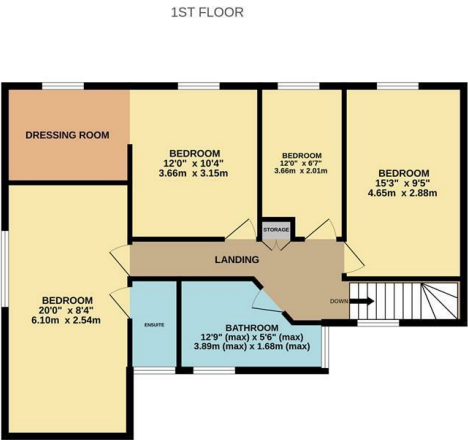
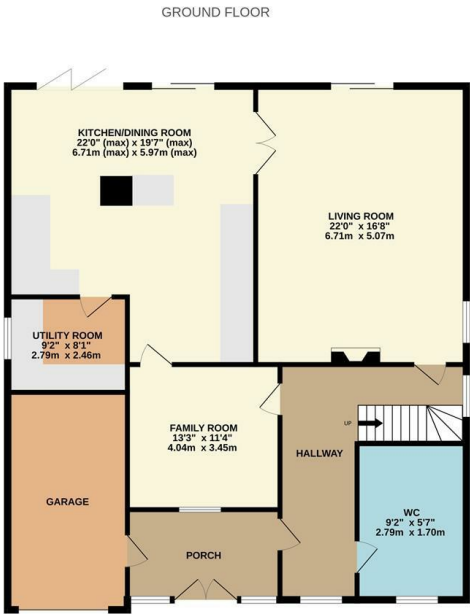






71 BROAD WALK WILMSLOW SK9 5PN

Located on Broad Walk within the highly desirable Pownall Park area of Wilmslow is this extended four bedroom detached property. In brief the property comprises: a glazed entrance porch, internal entrance hallway, spacious downstairs WC, well proportioned living room with sliding patio doors leading to the rear garden and a feature living flame gas fireplace. Additionally there is a separate and smaller second reception room which connects the entrance hallway and the spacious kitchen diner. This kitchen diner has generous proportions having ample space for a kitchen dining room table and chair set, and both bifold and sliding doors to the rear aspect, providing masses of natural light. The kitchen area is fitted with a traditional and quality painted kitchen units with several integrated appliances. Furthermore there is a utility room which again is fitted with base and eyelevel units with roll top work surfaces, and has space for a washing machine and tumble dryer. Located on the first floor there are four bedrooms, with the principal bedroom benefiting from a dressing area with wash basin, whilst the second bedroom features a stylish and re-fitted modern ensuite shower room. The family bathroom has been re-fitted with a stylish and contemporary white suite consisting of both a bath and separate and spacious shower area. Externally the rear garden is enclosed, occupying a southerly aspect with substantial deck patio area, mature borders and is laid mainly to lawn. To the front of the property, there is a paved driveway providing off-road parking for several vehicles. There is an EV charging point for an electric vehicle and a garage providing additional storage to this excellent family home.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025



- Pownall Park location
- Detached four bedroom property
- Extended accommodation
- Large open plan kitchen diner
- Modern bathroom and ensuite
- Off road parking and garage
- Garden to the rear
- Walking distance to Wilmslow

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
	