



Attractive period property with extensive rear gardens

45 Hawthorn Street, Wilmslow, Cheshire, SK9 5EH

Freehold

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Three bedrooms • Two reception rooms • Period features • Open plan living • Parking & outbuildings • 110 ft South-east facing garden • Close to town centre

Local information

This period home enjoys highly desirable central Wilmslow positioning, conveniently situated only 0.1 miles from the town centre amenities. A good range of smaller and specialist shops on Chapel Lane are also just a few minutes' walk away.

Gorsey Bank Primary School is 0.5 miles, Ashdene Primary School rated Outstanding' by Ofsted is 0.9 miles, whilst Wilmslow High School is 0.6 miles away.

The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies 6 miles away. Wilmslow train station is 0.7 miles away and offers a 1 hour 51 minute service to London Euston, a 19 minute service to Manchester Piccadilly and a 10 minute service to Manchester Airport.

About this property

Showcasing an impressive 110 ft south easterly facing rear garden, this characterful three bedroom period property is ideally situated in the heart of Wilmslow town centre. The property is set back from Hawthorn Street with an Indian stone driveway offering parking for two vehicles and provides covered side access to the rear.

The well-presented accommodation is entered into via a porch which leads into an attractive 14'5 living room featuring a bay window and period cornicing. Ahead on the left are stairs to the first floor and straight on takes you into

another versatile reception room with patio doors leading directly into the garden. The oak beamed ceiling and stone effect floor continue through to the country style cream shaker kitchen with grey laminate worktops. Appliances include a Hisense integrated oven, gas hob and extractor, dishwasher and space for a freestanding fridge/freezer. A window overlooks the garden and a skylight makes the most of the light.

To the first floor, the 13'1 principal bedroom features a period style fireplace, newly fitted carpets, sash style window and en suite with walk-in shower and contemporary sanitary ware. Bedrooms two and three include fitted wardrobes and both overlook the extensive back gardens. The contemporary family bathroom completes the ground floor accommodation.

The property offers further untapped potential for extension (subject to the relevant consents).

Externally, the generous rear garden has well stocked borders and two spacious Cotswold stone gravel patio areas at either end of the garden ideal for enjoying the sun throughout the day.

There are several garden sheds and outbuildings for outdoor storage solutions and the covered side access is secured with a wrought iron gate.

Tenure

Freehold

EPC rating = E





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Gross internal area (approx) 84.3 sq m / 907sq ft

Total 84.3 sq m / 907 sq ft (including limited use area 1.4 sq m / 15 sq ft)



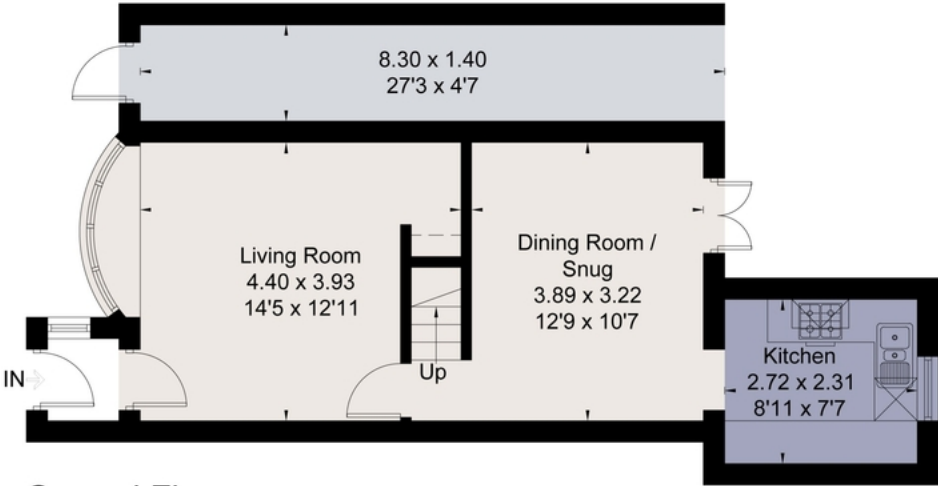
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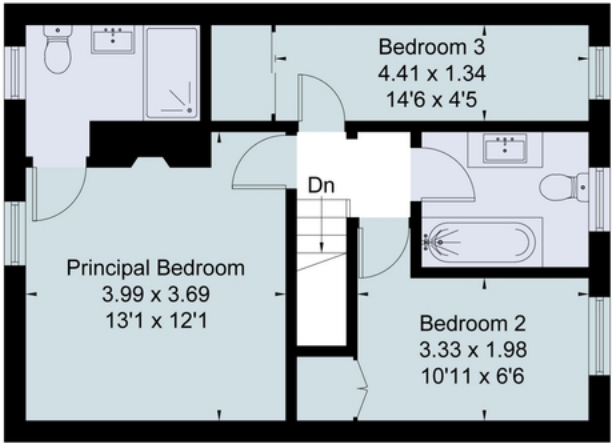
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[] = Reduced head height below 1.5m



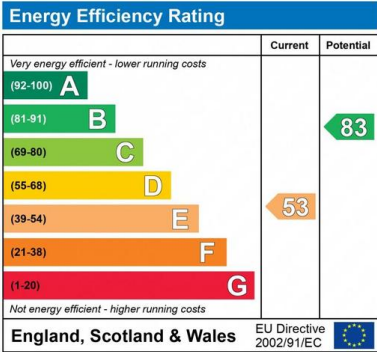
Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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