



A wonderful family home over three floors

**43A Altrincham Road, Wilmslow, Cheshire, SK9 5NG**

Freehold



Four bedrooms • One reception room • Dining kitchen  
• two bathrooms • Utility area • Off road parking

#### Local information

This versatile home enjoys favoured South Wilmslow positioning, conveniently situated only 0.3 miles from the town centre amenities and a good range of smaller and specialist shops are only 0.4 miles away on Chapel Lane. The area offers an excellent choice of schooling with highly regarded local state schools and a wide selection of private schools. Ashdene Primary School is 0.8 miles away, 2019 Ofsted\* rated Outstanding, Gorsey Bank Primary School is 0.2 miles away and Wilmslow High School is 1 mile 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 offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

#### About this property

This charming Cheshire brick semi-detached home is conveniently positioned in central Wilmslow and is set in an enviable south-easterly facing plot. The light, spacious and flexible accommodation has been designed for modern family living and extends to 1510 Sq ft set over three floors.

Entered via an open porch, through a solid Oak door the particularly generous entrance hall with Oak flooring provides a welcoming first impression. At the head of the hallway through a set of double doors leads to a wonderfully proportioned 18'3

Living room with bi-folding doors with views access to the patio area. Off to the right of the hall is the bay fronted kitchen dining room with feature island and dining area. The beautifully appointed shaker style kitchen with quartz work surfaces. Off the kitchen is a spacious fitted utility room/pantry with space for a washing machine and dryer and a downstairs WC completes the downstairs accommodation.

To the first floor the galleried landing leads to the spacious fully tiled family bathroom with shower over bath. The indulgent Principal bedroom is complete with a walk in wardrobe and an en suite shower room. There are two further bedrooms to the rear of this floor one of which is being utilised as an office.

On the second floor a spacious double bedroom complete with eaves storage, en suite shower room and an abundance of Velux windows flooding the room with natural light.

Approached over a blocked paved driveway provides ample off road parking alongside mature boarders and planting. The fully enclosed south easterly rear gardens enjoy a high degree of privacy with well stocked boarders, mature hedging and trees. A lawned area with Indian stone patio adjoining the living room provides the ideal spot for outdoor entertaining.

#### Tenure

Freehold

#### Energy Performance

EPC Rating = C



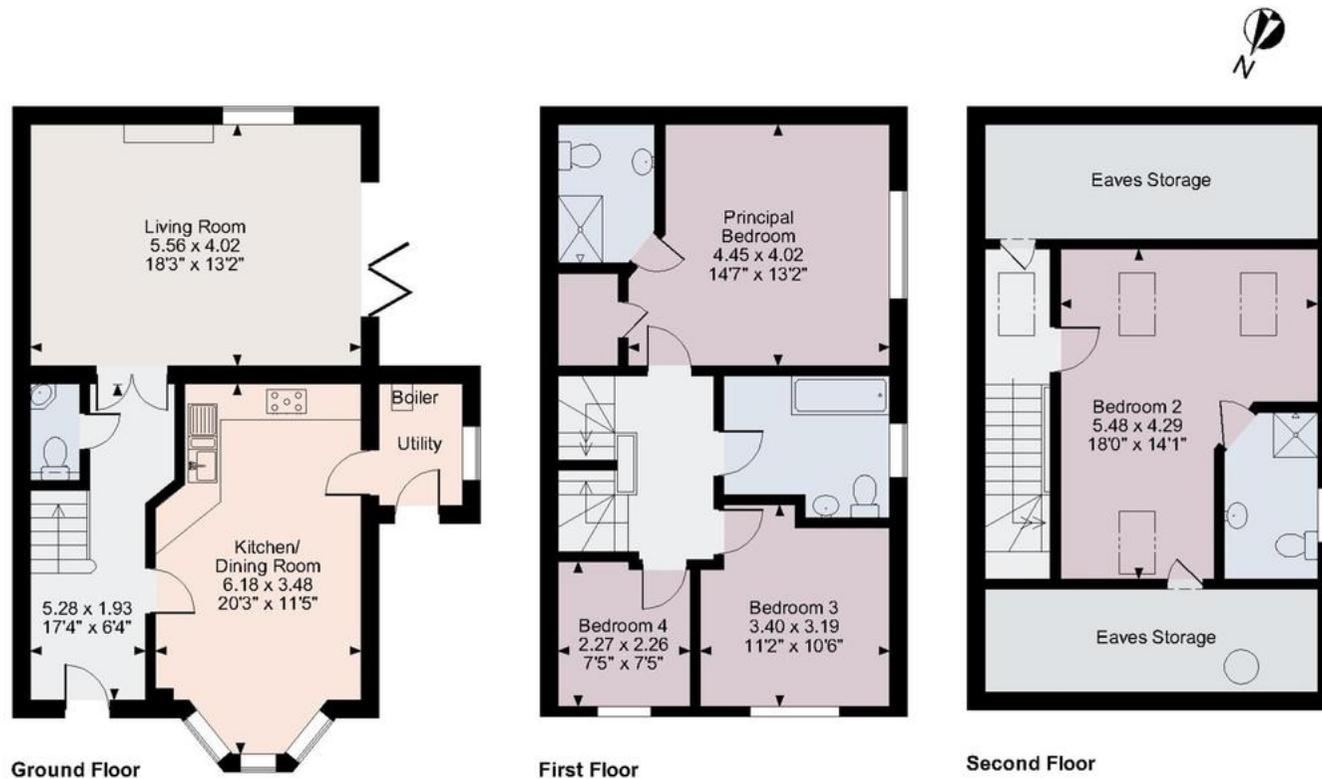


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Gross internal area (approx) Main House gross internal area = 1,510 sq ft / 140 sq m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			93
(81-91) <b>B</b>		86	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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□ □ □ Denotes restricted head height  
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