



Attractive 1920's home with tremendous potential

62 Styal Road, Wilmslow, Cheshire, SK9 4AQ

Freehold



Four double bedrooms • Three bathrooms • Three reception rooms • Utility room • Double garage • Landscaped gardens • Summer house

Local information

The property enjoys prime position situated approximately 5 minutes walk from the Carrs Park offering countryside walks along the Bollin River towards the town centre and Quarry Bank Mill. The town centre amenities are conveniently positioned 0.7 miles away. The area offers an excellent choice of schooling with highly regarded local state schools and a wide choice of private schools within easy striking distance. Wilmslow High School is 1.3 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 less than 3.8 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

Set in a generous quarter acre plot this attractive 1920's detached family home enjoys an elevated position on Styal Road. The current owners have sympathetically upgraded the property in recent years yet there is tremendous untapped potential for further extension and improvement (subject to the relevant consents).

Approached along a tarmac driveway there is extensive parking to the front and side where there is also potential to reinstate a double garage. The light, spacious and well balanced accommodation extends to almost 2,500 sq ft in total over two floors. An enclosed porch

opens into a spacious hall providing a welcoming first impression with downstairs WC off to the right. There are three generously proportioned formal reception rooms off the hall; a dining room, a sitting room and a 27' lounge. Both the sitting room and lounge feature bay windows, attractive moulded plaster cornices and stunning marble living flame gas fireplaces. Oak flooring flows through double doors in the living room into a further reception room, currently set up as a home office however equally suited as a play/games room with a delightful aspect over the gardens. Completing the ground floor accommodation is a utility room and a fitted kitchen with high quality shaker style units, granite work surfaces, integrated dishwasher and a Rangemaster dual gas and electric range.

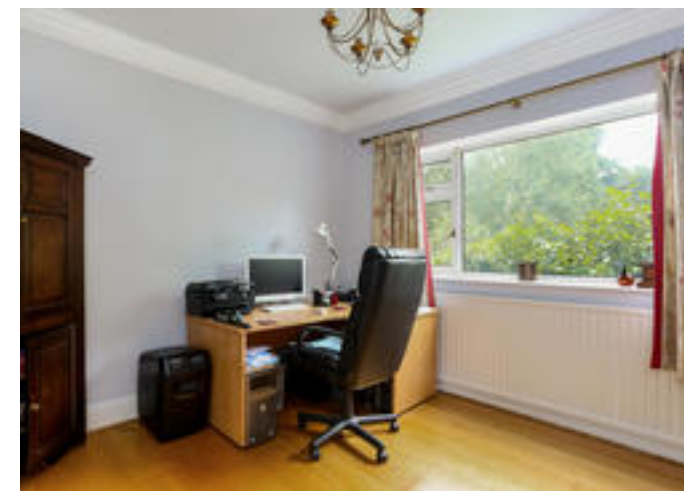
To the first floor there are four well-proportioned double bedrooms, a family bathroom, a family shower room and an en suite shower room.

Externally, wonderfully mature and beautifully landscaped gardens wrap around the front, side and rear of the property, enjoying a particularly high degree of privacy to the rear. The gardens are mainly laid to lawn and feature gravel pathways, well stocked borders, fruit and vegetable gardens, garden shed and greenhouse.

Tenure

Freehold

EPC rating = E





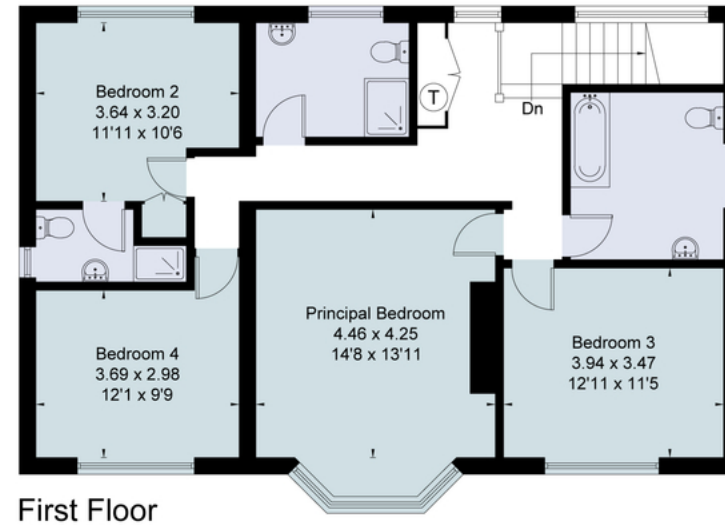
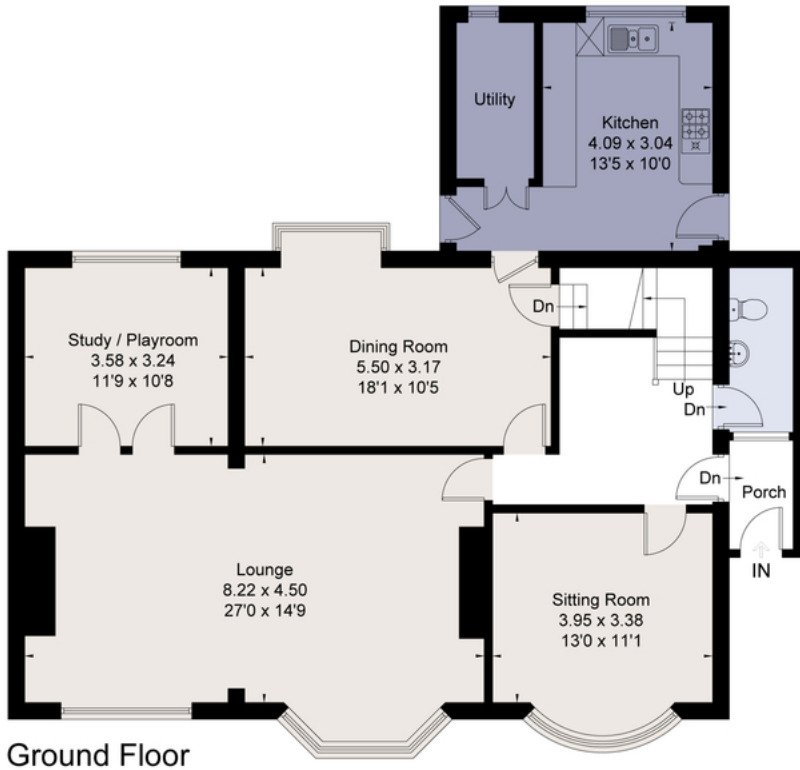
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Gross internal area (approx) 228.9 sq m / 2464 sq ft Including Limited Use Area
(1.6 sq m / 17 sq ft)

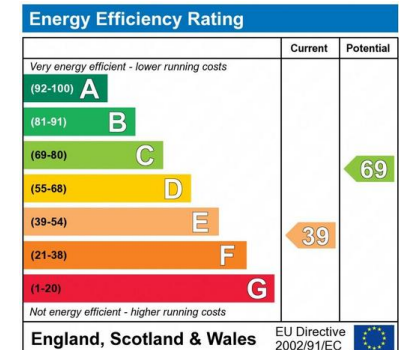
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