



## 1930's Detached family home with countryside views

**98 Hollin Lane, Styal, Wilmslow, Cheshire, SK9 4LD**

Leasehold





Three double bedrooms • Two bathrooms • Three reception rooms • Open plan living/dining/kitchen • Cloakroom with w.c. • Generously proportioned gardens • Open aspect to front and rear • EPC Rating: C

#### Local information

The picturesque village of Styal is served by a railway station, primary school, a village store, the popular Ship Inn, a highly regarded Golf course and National Trust owned Quarry Bank Mill.

Wilmslow train station, leisure centre and the thriving town centre itself are all less than 2.5 miles away. Shopping, recreational and educational facilities are nearby with fitness centres, golf courses, Marks & Spencer and John Lewis stores within a 10-15-minute drive. There are good local state schools and a wide choice of private schools within easy striking distance.

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 2 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

An attractive 1930's detached family home situated in a popular and convenient location. In recent years the property has been sympathetically extended, upgraded and remodelled. The property enjoys excellent positioning and has a distinct advantage over many of the other properties on Hollin Lane as it is situated back from the main road, separated by a field to the front of which the property owns a share. The spacious and well balanced accommodation retains a many original 1930's

character features and extends to approximately 1,934 Sq ft.

The accommodation is entered via an enclosed porch which in turn leads though to a welcoming entrance hall with cloakroom/w.c. The property has entertaining space in abundance boasting a formal dining room with bay window, a well proportioned living room with open fire, a spacious conservatory with access on to the rear gardens and an open plan 'L' shaped living/dining/kitchen which has been perfectly designed for modern family living. The well appointed kitchen features high gloss units with contrasting Corian-style work surfaces, fitted with a range of integrated appliances. A useful utility/storage room houses the gas boiler and completes the ground floor accommodation. The first floor accommodation has been intelligently remodelled and now provides three double bedrooms, an en suite shower room to the master bedroom and a family bathroom with sunken bath and separate shower.

A block paved driveway to the front provides ample off-road parking alongside the gardens which are mainly laid to lawn, defined by established hedging. The mature rear gardens enjoy a high degree of privacy, are mainly laid to lawn and adjoin open fields to the rear. An Indian stone patio and raised decking provide ideal areas for outdoor entertaining. Worthy of particular note is the EPC rating of 'C' which has been achieved as a result of the solar panels, loft and cavity wall insulation.







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Gross internal area (approx) 175 sq m / 1,878 sq ft

Outbuildings 5 sq m / 56 sq ft

Total 180 sq m / 1,934 sq ft



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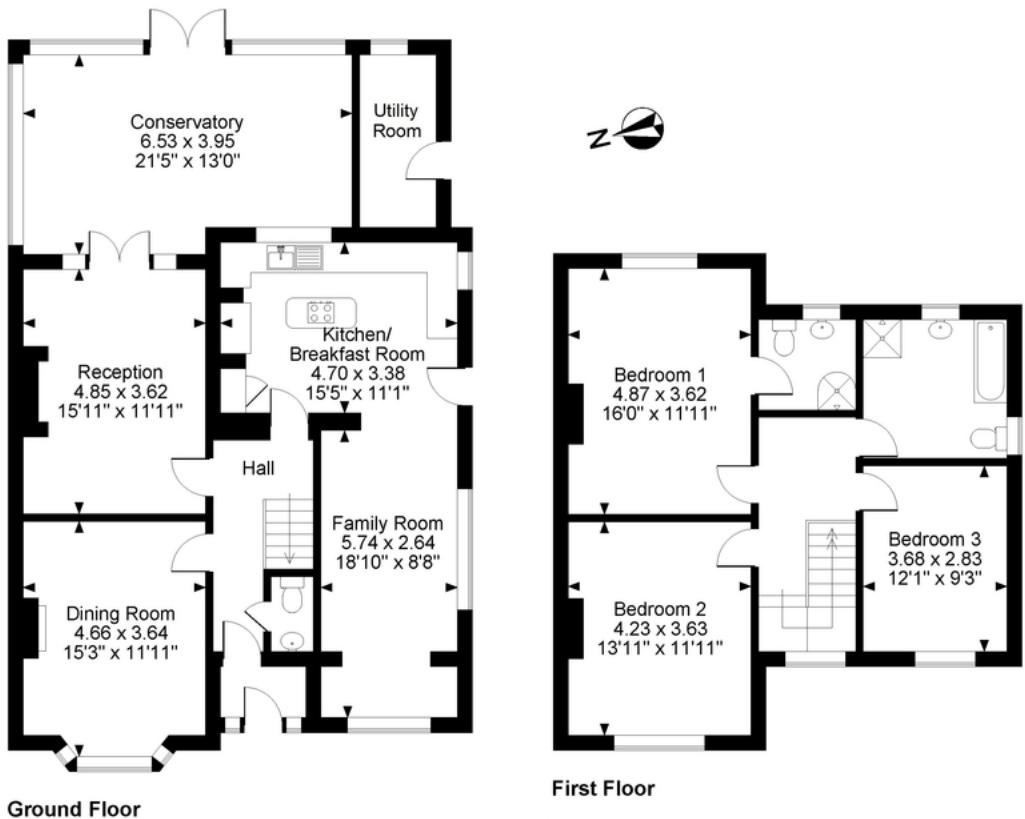
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Andrew Thorpe

Savills Wilmslow

01625 417450

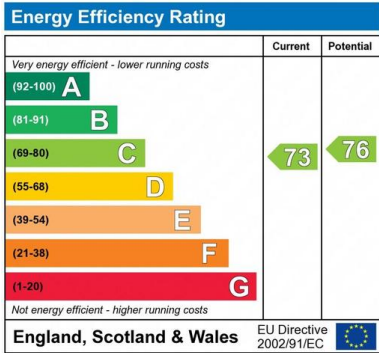
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