



Delightful 3 bedroom family home with great potential

17 Grange Park Avenue, Wilmslow, Cheshire, SK9 4AJ

Freehold

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Three bedrooms • Two reception rooms • Family bathroom • Downstairs WC • Garage / utility • Lawned open plan gardens • Off road parking • Conservatory

Local information

Located on this highly popular circuit of properties just above the wooded slopes of The Bollin Valley and within minutes of The Carrs playing fields, this detached residence will make for a great purchase for a growing family or those looking to downsize. Grange Park Avenue enjoys a highly convenient position situated only 0.7 miles from the town centre amenities including Waitrose.

The area offers excellent schooling with highly regarded local state schools and a wide choice of private schools within easy striking distance. Lacey Green Primary School is 0.5 miles away and Wilmslow High School is 1.3 miles away.

The property is well placed for easy access to the M56 and A34 or commuters to Manchester and the North West commercial centres. Manchester Airport lies 3.8 miles away. Wilmslow train station is 1 mile away and offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

About this property

Set within a generous plot which enjoys a high degree of privacy, this three double bedroom property offers tremendous potential for extension and remodelling (subject to the relevant consents) as demonstrated by many other properties on the road.

The property offers beautifully presented, well maintained and nicely balanced accommodation which is ready to move into and extends to 1,322 sq ft.

The property benefits from a good frontage approached along a block paved driveway providing off road parking for several cars alongside the lawned open plan gardens. The accommodation is entered via a UPVC front door into a spacious hallway with under stairs storage and a cloakroom with WC. Off the hall is the dining room which is open plan into the spacious living room with living flame gas fire creating a versatile 'L' shaped living space. French doors off the dining room open into a high quality conservatory allowing access onto the gardens, featuring a double glazed glass roof. Completing the ground floor accommodation is a modern grey painted kitchen with gas hob, extractor and space for a comprehensive range of other appliances.

To the first floor the landing leads to three well-proportioned double bedrooms and a particularly spacious family bathroom with three piece suite including shower over bath whilst there is potential for a separate shower enclosure if desired.

Externally to the rear of the property is a good size and well-tended lawned garden defined by well stocked borders and mature trees whilst an attractive block paved patio area provides the ideal space for outdoor entertaining. An integral single garage with utility area to one end provides useful storage.

Tenure

Freehold

EPC rating = C





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Gross internal area (approx) = 112.6 sq m / 1212 sq ft

Garage = 10.2 sq m / 110 sq ft

Total = 122.8 sq m / 1322 sq ft



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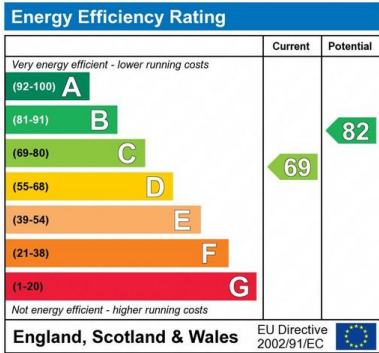
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