



3 bedroom south Wilmslow home with great potential

22 Welton Drive, Wilmslow, Cheshire, SK9 6HF

Freehold

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Three bedrooms • One bathroom • Two reception rooms • Utility room • Study • South facing gardens • Integral garage • Off-road parking

Local information

This semi-detached home occupies a highly desirable south Wilmslow position, conveniently situated 1.2 miles from the town centre amenities. A good range of smaller and specialist shops on Chapel Lane are 0.9 miles away. Lindow Community Primary School is 0.4 miles away whilst 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 6.1 miles away. Wilmslow train station is 1.6 miles 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 south facing corner plot, this three bedroom semi-detached home enjoys favoured positioning. The property offers tremendous untapped potential to extend, remodel and modernise (subject to the necessary consents), with a precedent set by many of the other properties nearby.

Approached along a block paved driveway, there is ample off road parking to the front and access to the integral garage. The property extends to over 1,350 sq ft in total and is entered via an enclosed porch into a spacious hallway with cloakroom/WC and under-stairs storage off to the left. To the right of the hall is the bay fronted living room with electric fan heater with flame effect and double doors which

open into the dining room, allowing for a more open plan feel when desired. The dining room features French doors onto the rear gardens and in turn leads through to the kitchen. There is a modern range of fitted Beech shaker style units with Corian style work surfaces, a gas hob with extractor over, integrated fridge and dishwasher. Completing the ground floor accommodation is a generously proportioned utility room and a home office/hobbies room; these two rooms are divided by a stud partition and therefore offer the option to reconfigure with relative ease if required.

To the first floor there is a family bathroom with shower over bath and three well-proportioned double bedrooms, all of which feature fitted wardrobes.

Externally to the front there are small low maintenance gardens whilst to the rear the generous south facing gardens enjoy a high degree of privacy, are mainly laid to lawn and defined by established hedging. A block paved patio adjoining the dining room French doors provides the perfect space for outdoor entertaining.

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 109.4 sq m / 1177 sq ft

Outbuildings 16.4 sq m / 176 sq ft

Total 125.8 sq m / 1354 sq ft (inc limited use area 0.7 sq m / 7 sq ft)



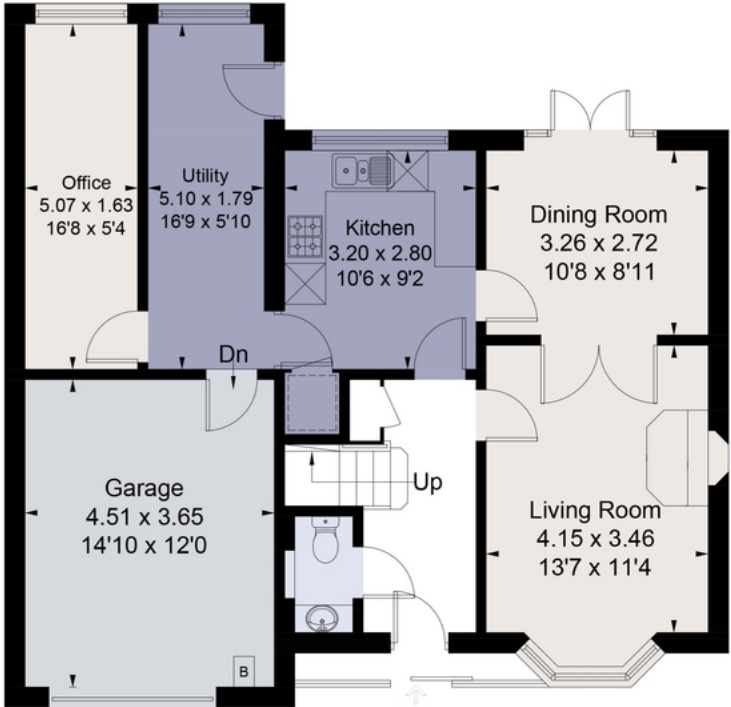
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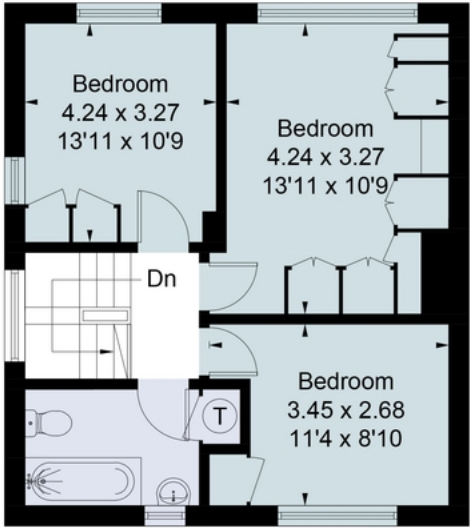
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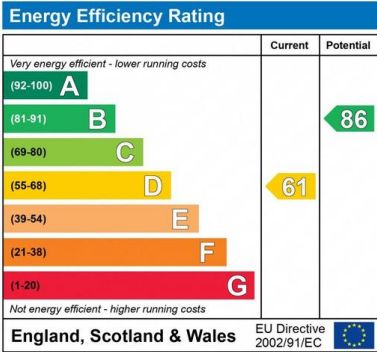
[] = Reduced head height below 1.5m



Ground Floor



First Floor



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

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