



Classically presented 1930's detached property

1 Carrwood Road, Wilmslow, Cheshire, SK9 5DJ

Freehold



Four bedrooms • Three reception rooms • Family bathroom • Orangery • Utility • South facing gardens • Off road parking • Council Tax Band : G

Local information

Situated within the highly regarded Pownall Park area of Wilmslow, the property is conveniently located 0.4 miles from the town centre amenities. Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-minute drive. Pownall Park Tennis Club and Wilmslow Rugby Club are also conveniently situated within Pownall Park. The area offers excellent schooling with highly regarded local state schools and a wide choice of private schools. Gorse Bank Primary School and Pownall Hall School are both under 0.6 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 5 miles away. Wilmslow train station is 0.6 mile away and offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

About this property

An outstanding example of a classically styled four bedroom 1930's detached property and enjoys a favoured south facing aspect on Carwood Road. This impeccably maintained property offers light and generously proportioned accommodation which retains a number of attractive period features. The property extends to approximately 2029 Sq ft in total, whilst the property is ready to move into, there is excellent potential for prospective buyers

to remodel, upgrade and extend. Entered through a hardwood front door, the generous reception hallway with Amtico flooring and ornate panelled balustrade provides a lasting first impression. There are two formal reception rooms, to the left of the hallway is the well proportioned living room offering a dual-aspect with feature fire place and French doors leading to the patio area and ahead of the hallway is the dining room. The beautifully appointed kitchen with shaker style units complemented with granite worktops offers an abundance of storage and a comprehensive range of appliances including; Range oven, Neff dishwasher and integrated fridge freezer. A south facing orangery flows from the kitchen and enjoys excellent levels of natural light from the glass lantern roof, a set of double doors open onto the paved terrace and gardens beyond. Off the kitchen is the fitted utility room which in turn leads to the integral double garage. The ground floor accommodation is completed by a WC. To the first floor the landing leads to four well-proportioned bedrooms and a contemporary family bathroom with separate shower and bath. The dual-aspect principal bedroom features fully fitted wardrobes and a wash basin. Externally the South facing rear gardens enjoy a high degree of privacy and are mainly laid to lawn, defined by mature shrubs and established hedging.

Tenure

Freehold





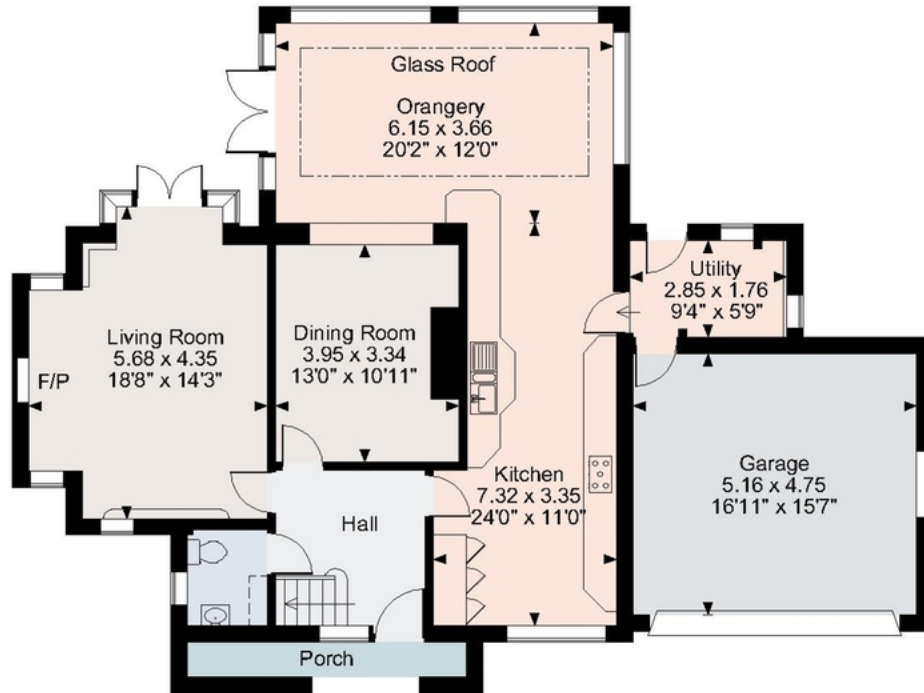
1 Carrwood Road, Wilmslow, Cheshire, SK9 5DJ

Gross internal area (approx) Main House = 1,765 sq ft / 164 sq m

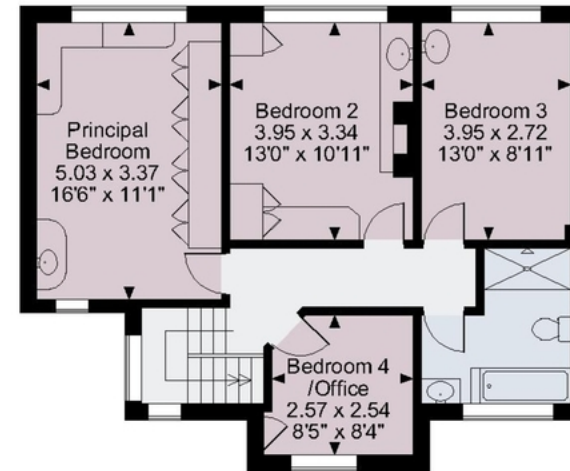
Outbuildings Garage gross internal area = 264 sq ft / 25 sq m

Total Total gross internal area = 2,029 sq ft / 189 sq m

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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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