



Superbly upgraded four bedroomed semi detached

26 Wingfield Avenue, Wilmslow, Cheshire, SK9 6AL

Leasehold



Four bedrooms • House bathroom with shower • Dining kitchen • Sitting room • Cloaks with WC. • Hall • Landscaped gardens • Paved driveway

Local information

This versatile home enjoys favoured South Wilmslow positioning, conveniently situated only 0.8 miles from the town centre amenities. A good range of smaller and specialist shops are only a five minute walk away on Chapel Lane.

The area offers an excellent choice of schooling with highly regarded local state schools and a wide selection of private schools Ashdene Primary School is 0.7 miles away, Gorsey Bank Primary School is 0.8 miles away and Wilmslow High School is 1 mile 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 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

Located in a prime Wilmslow position, this property offers 1105 sq ft of light, spacious and flexible accommodation. The current owners have recently remodelled and refurbished the property resulting in an immaculate and well-balanced home. A few stand-out highlights include: bespoke fitted wardrobes, pocket doors, a newly fitted kitchen and beautifully landscaped gardens.

The accommodation is entered via a composite door which leads into a generous hallway, a downstairs cloakroom and WC. Off to the left of the hall is a

generously proportioned bay fronted living room with log burner. Pocket doors divide the lounge from an impressive kitchen dining area which also benefits from bi-fold doors that flow out to the landscaped gardens. The contemporary kitchen features include: a range of grey shaker style units, a breakfast bar for informal dining, integrated Bosch dishwasher and washing machine, a Neff combination microwave/grill, and space for Rangemaster cooker and American fridge/freezer.

The first floor landing leads to four bedrooms and a family bathroom with a separate shower and bath. The master bedroom has been fitted at great expense with bespoke fitted wardrobes.

Externally the property is accessed via a paved driveway with ample off-road parking. The fully enclosed gardens are landscaped with luxury artificial grass, outside lighting, decking and a patio area allowing the sun to be enjoyed throughout the day.

Tenure

Leasehold

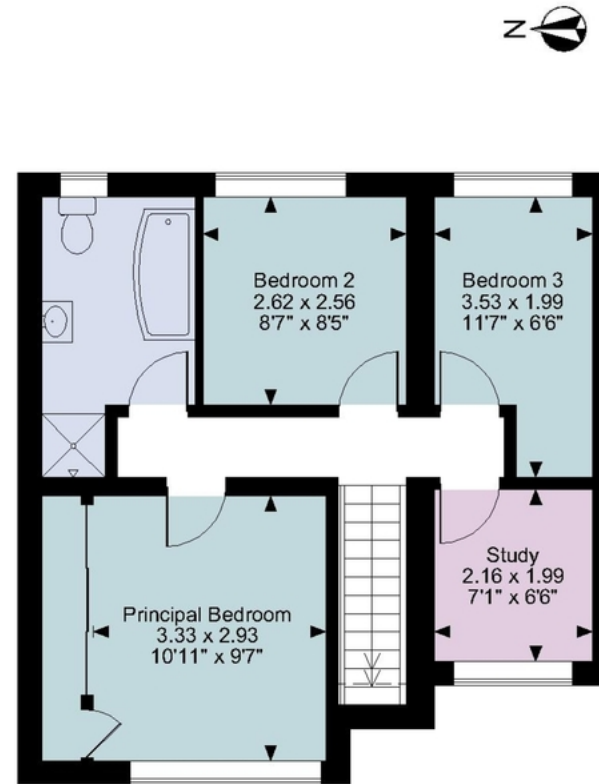
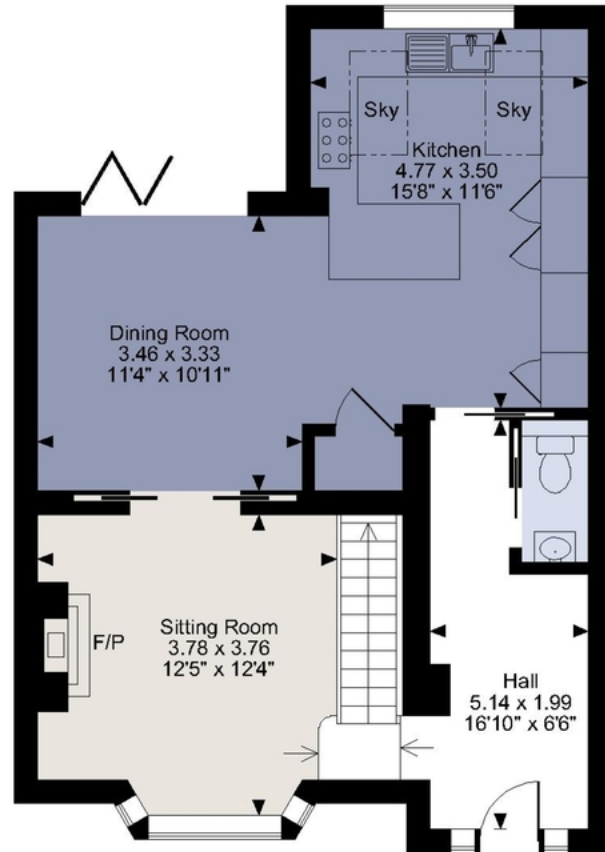
EPC rating = D

Viewing

Strictly by appointment with Savills







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

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