



Detached family home with delightful gardens

7 Carlton Avenue, Wilmslow, Cheshire, SK9 4EP

Freehold



Four bedrooms • Two bathrooms • Two reception rooms • Dual-aspect living room • Downstairs WC • South easterly facing plot • Mature gardens • Integral single garage

Local information

The property is conveniently positioned 1.2 miles from Wilmslow town centre and its superb range of amenities. Handforth Dean is 2.3 miles away.

The area offers a wealth of excellent schooling options in both the public and private sectors. Wilmslow High School is 1.6 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 4.1 miles away. Wilmslow train station is 1.3 miles away and offers a 1 hour 51 minute service to London Euston, a 19 minute service to Manchester Piccadilly and a 10-minute service to Manchester International Airport.

About this property

Set within a generous, wonderfully mature and particularly private south easterly facing plot, this detached family home enjoys favoured cul-de-sac positioning. The property has been well maintained, extended and remodeled during the current owner's tenure, yet offers tremendous further potential.

Approached along a tarmacadam driveway there is ample off road parking alongside the lawned front gardens and access to the integral single garage with roller shutter door. Entered via an enclosed porch, the hallway provides a welcoming first impression. Off to the right is the generously proportioned dual-aspect living

room with limestone open fire, French doors onto the rear gardens and double doors leads through to the dining kitchen. The 'L' shaped kitchen with Amtico flooring and two set of French doors onto the gardens is fitted with an extensive range of units, an integrated fridge/freezer, AEG ovens and warming drawer and offers space for a dishwasher and washing machine. A family room off the kitchen and a downstairs WC completes the ground floor accommodation.

To the first floor the landing leads to a family shower room, a separate WC and four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom is served en suite facilities with shower over bath.

The rear gardens are mainly laid to lawn and defined by established hedging whilst a York stone patio area provides the perfect space for outdoor entertaining.

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills





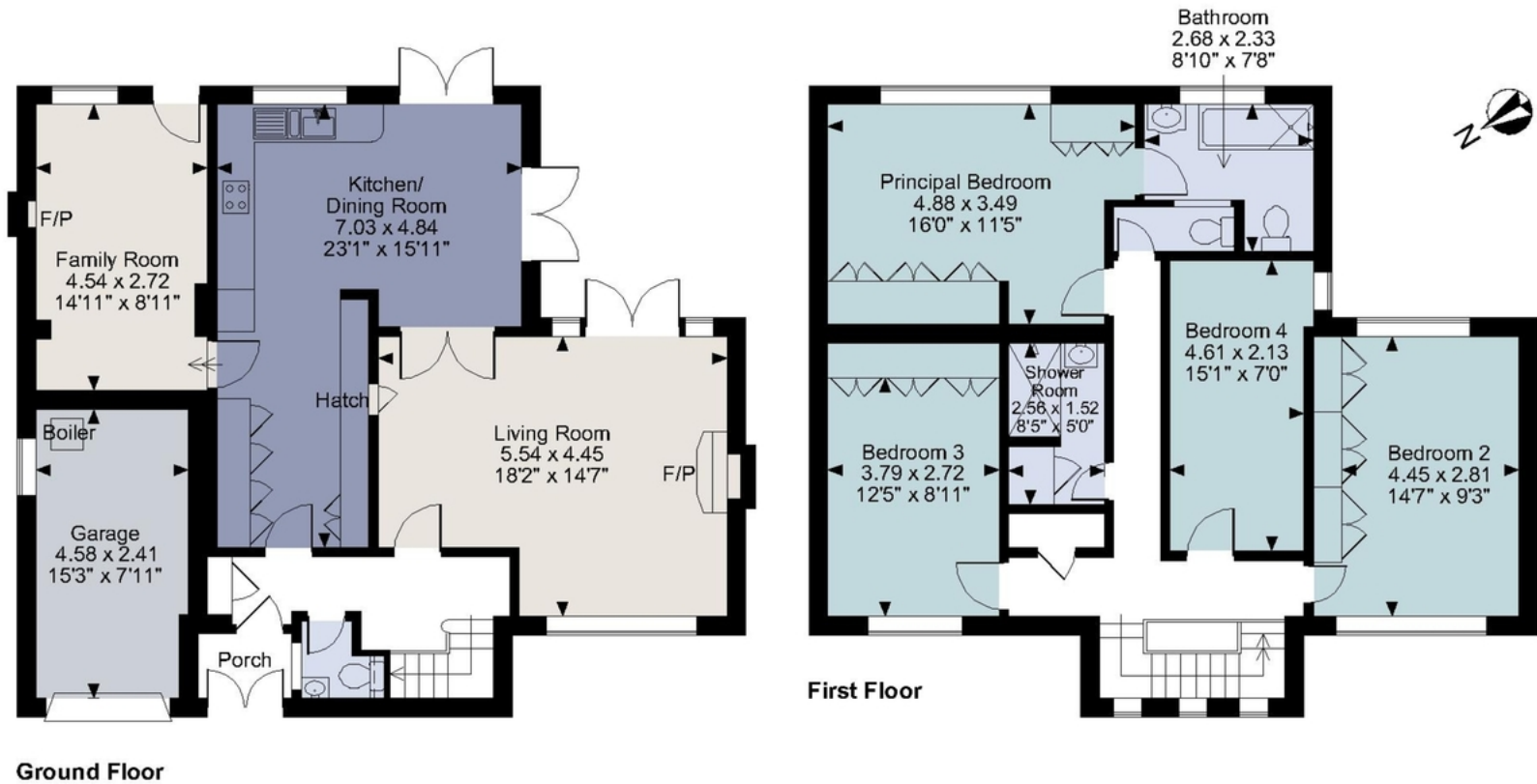
7 Carlton Avenue, Wilmslow, Cheshire, SK9 4EP
Gross internal area (approx) 1,628 sq ft / 151 sq m
Outbuildings 121 sq ft / 11 sq m
Total 1,749 sq ft / 162 sq m



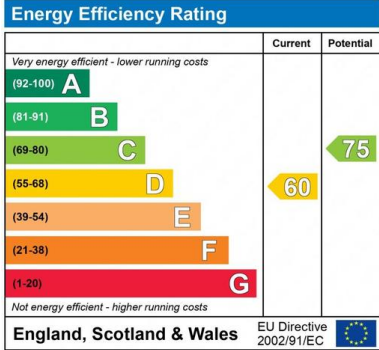
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