

99 Hawthorn Street

Wilmslow, Cheshire, SK9 5EJ



mosley jarman



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£650,000

A stunning five bedroom three bathroom (two en-suite) bay fronted semi-detached family home which has been stylishly refurbished and re-modelled. With 'K' rendered elevations the accommodation is fitted to a high specification with LED lighting, Oak doors and Karndean style flooring. Double glazed and gas fired central heating (run by an Ideal combination boiler). The accommodation includes an Oak framed porch, spacious hallway (entered through a composite front door and Oak spindle staircase), living room (entered through pocket doors and with custom built storage into alcoves, bay window), dining kitchen (with double patio doors leading to the rear garden). The kitchen is fitted with contemporary units, feature LED strip lighting, Quartz work surfaces and integral appliances that include a Neff double oven, microwave, Stoves dishwasher, fridge freezer, wine fridge and Hotpoint induction hob. Breakfast bar/island with room for bar stools. Under stairs storage cloakroom), utility room (with modern units, integrated washing machine and space for dryer), rear hall, downstairs w.c and a play room/cinema room/study. The first floor landing provides access to a master bedroom (with dual aspect), four further bedrooms (two with en-suite shower rooms both with walk in showers with thermostatic fittings, white sanitaryware, mirrors with LED lighting, tiled floors and splash backs) and a luxurious main bathroom (with underfloor heating, white sanitary ware with glass screen and thermostatic shower fittings over the bath. Tiled floor and splashbacks). No vendor chain.



- Stunning five bedroom, three bathroom (two en-suite) bay fronted semi-detached family home
- Highly convenient central town centre location close to local amenities
- Dining kitchen (with Quartz work surfaces, island/breakfast bar and integrated appliances)
- Good sized, private rear garden which is not overlooked
- EPC grade C
- Stylishly refurbished and re-modelled accommodation
- Downstairs w.c, utility room and a play room/cinema room
- Off road parking for four cars (with EV charger) and an integrated garage (with electric door)
- Freehold
- Council tax band E



The Grounds & Gardens

A re-fitted brick set paving driveway to the front provides off road parking for four cars (with EV charger point) and leads to an integral garage (with light, power and electric door). In addition there are two loft areas, accessible from the landing and fourth bedroom. There is a good sized private rear garden which is not overlooked. The garden is laid to lawn with a paved patio area.

The Location

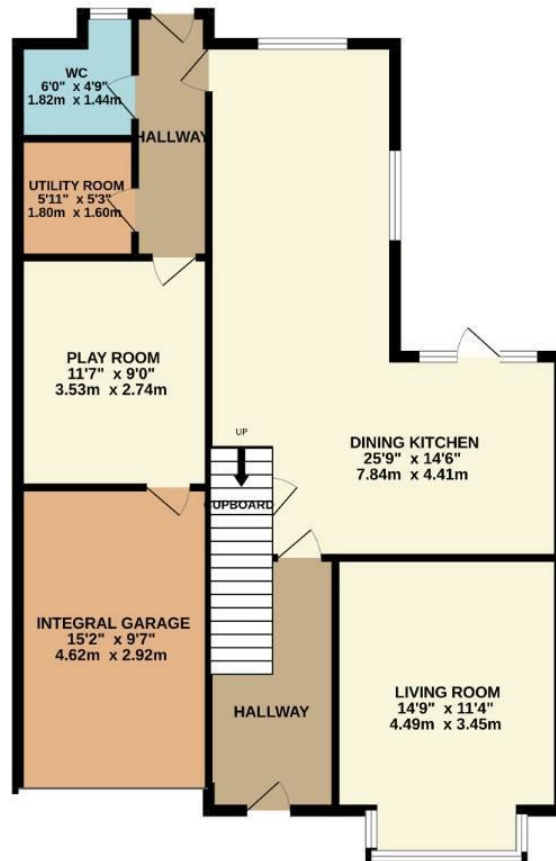
The property is situated in a highly convenient

central town centre location within a short walk of all local amenities including the train station and sought after primary schools.

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Postcode: **SK9 5EJ**
What 3 Words: **crazy.worker.gasp**
Council Tax Band: **E**
EPC Rating: **C**
Tenure: **Freehold**

GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1697 sq.ft. (157.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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