

106 Adlington Road

Wilmslow, Cheshire, SK9 2LN



mosley jarman





## Smithy Cottage, 106 Adlington Road, Wilmslow, Cheshire, SK9 2LN

**£600,000**

A charming characterful three bedroom, two bathroom end mews cottage. The accommodation in brief comprises of a entrance porch, leading into a generous reception hallway which provides access to downstairs WC. The kitchen is fitted with matching wall and base units, peninsula island, & benefits from integrated oven, microwave, hob, extractor fan & has space for a dishwasher. Off the kitchen is the dining room which boasts exposed brick walls, Velux windows & bifold doors onto the garden.

The stunning sitting room features original beamed vaulted ceilings, drop latch & keep doors, Ceslil living flame fire (with remote control) complimented by a limestone feature fire surround & dual aspect windows with bi-fold doors onto the garden.

To the first floor there is a landing (with airing cupboard) providing access to three bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a newly fitted ensuite shower room with porcelain tiles, complimented by matt black fitments, heated towel rail and illuminated mirror. The spacious family bathroom has matching 4 piece suite, tiled floor to ceiling and heated towel rail.

A characterful three bedroom, two bathroom end mews cottage. The accommodation includes, a porch, kitchen (with matching wall and base units, peninsula island, integrated oven, microwave, hob, extractor fan and space for a dishwasher), generous living room (original beamed ceiling and doors, exposed brick fire place and dual aspect windows with bi-folding doors onto the garden) dining room (with Velux windows and bifolding doors onto the garden), utility room/boot room (with matching base units and access to downstairs WC) and an integral garage (with an electric door and ample space for storage). To the first floor there is a landing (with airing cupboard), bedroom one (with fitted wardrobes and ensuite bathroom), bedroom two, bedroom three (with fitted wardrobes) and spacious family bathroom (with matching 4 piece suite, tiled floor to ceiling and heated towel rail).



- A characterful three bedroom, two bathroom end mews cottage
- Original beam ceiling and doors
- Close to Wilmslow Academy School (0.8 miles)
- Situated in a semi-rural yet highly convenient location
- Downstairs WC and integral garage
- South facing garden with York stone patio area





### Location

Smithy Cottage is situated in a semi-rural yet highly convenient location within a small community that includes Dean Row Chapel and The Unicorn Pub. Wilmslow, Alderley Edge, Bramhall, Poynton and Prestbury are all located within a short drive and close proximity to Wilmslow Academy School (0.8 miles). There is nearby access to the A555 by-pass which provides direct road access to Manchester International Airport and the local and national motorway networks. Wilmslow train station offers a 1 hour 51 minute service to London Euston & a 19 minute service to Manchester Piccadilly.

### Gardens & Surrounds

To the rear is a South facing garden which is mainly laid to lawn with York stone patio area & established plants, shrubs & bushes. An integral garage (with an electric door and ample space for storage).

### Important Information

Council Tax Band: E

EPC grade: TBC

Heating: Gas

Mains: Gas, Electric, Water. The property is serviced by a septic tank.

Flood Risk\*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband\*\*: Standard Broadband available at the property.

Mobile Coverage\*: Mobile coverage with Vodafone likely).

Parking: TBC

Rights of Way & Restrictive Covenants: The neighbours (108) have access via the rear garden for the bins.

Accessibility: The kerb has been dropped at the front of the property.

Tenure: TBC

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 2LN**

What 3 Words: **suits.ashes.openings**

Council Tax Band: **E**

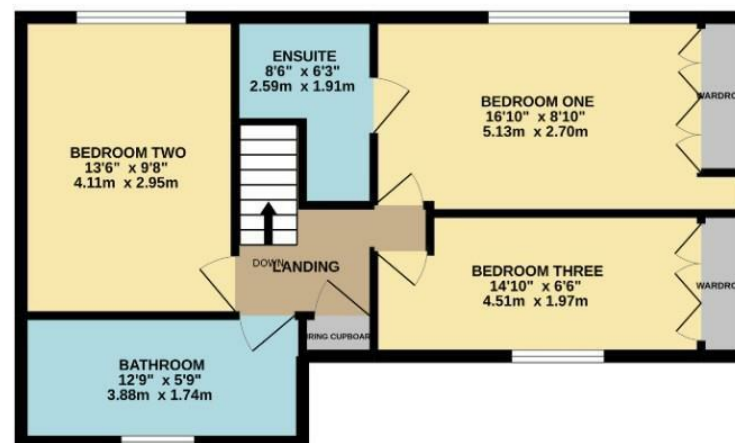
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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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