

125 Manchester Road
Wilmslow, Cheshire, SK9 2JN



mosley jarman



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£1,495,000

An opportunity to acquire an architecturally re-designed home, cleverly creating a spacious five double bedroom, five bathroom (four en-suite) detached family home. The accommodation is arranged behind an attractive 1920's period brick built bay fronted facade, which leads to a covered porch, leading into good size hall with polished marble floors, a downstairs w.c and cloakroom. There are four magnificent reception rooms; living room, sitting room, office & play room which provides various options for any families requirements, all leading to the stunning heart of the house, the spectacular contemporary living/entertaining kitchen (with underfloor heating and fitted with a comprehensive range of hand painted contemporary shaker style units with a large central island providing room for high stool dining, all tied together with quartz work surfaces. The kitchen is fitted with a range of integrated Neff appliances, which also includes an American style fridge freezer and a separate wine fridge, the large island is fitted with a central boiling tap and sink and power points. The floors are laid with concrete style porcelain tiles, a large aluminium feature roof light provides the wow factor to the dining area together with two sets of large aluminium framed bi-fold door create a real inside outside dining experience, the kitchen is also facilitated with a sizable utility room fitted with storage units and washing machine. The first floor is accessed from the hall by way of an attractive staircase leading to a part galleried landing with grand ceiling heights. There is a large master bedroom suite to the rear of the house with vaulted ceiling (22'4 x 16'2) with en-suite wet room, a further guest suite (20'8 x 13'4). There are a further three good size double bedrooms to front of the property, two en-suite shower rooms and options for storage within the eaves. All bathrooms are fitted with quality contemporary bathroom fittings throughout and are fully tiled.



- Stylishly presented detached home which has been substantially extended, re-modelled and refurbished
- Five double bedrooms and five bathrooms (four en-suite)
- Deceptive, spacious and flexible accommodation
- Large high specification garden room.
- Period facade and contemporary styled extension
- Four impressive reception rooms and a stunning living kitchen (with island, bi-folding doors and roof lantern)
- Large westerly facing rear garden, ample off road parking and a detached double garage
- EPC rating C



Important information

Council Tax Band: G

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk^{**}: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband^{**}: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage^{**}: Mobile coverage with all major providers likely).

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: To be confirmed.

* 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.

The property has previously been subject to a complete back to brick re-development, which has included a substantial contemporary two-storey extension to the rear, creating a wonderful large family kitchen and entertaining space which opens out on to the rear garden.

The property benefits from being fully doubled glazed & is heated via gas central heating from a combination boiler. There is also the added advantage of underfloor heating in the kitchen/ family room. The property has a large storage, plant and media facility room at half basement level providing the pressurised cylinder and under floor heating controls.

Location

The property is situated in a prominent position on Manchester Road in a convenient location with easy access to Wilmslow town center with its vast range of retailers, restaurants shops & bars, it also benefits from great transport links serviced by the A555 & A34 by-pass.

Gardens & Grounds

The property is approached through electric gates & opens onto a resin gravel driveway, this provides ample parking for numerous cars and leads to a large brick-built garage with adjoining storage room. To the rear there is a large timber decked veranda overlooking an unusually large westerly facing garden which is partially private, enclosed, and mainly laid to lawn.

The rear garden also features a beautifully appointed garden room which is fully insulated, has bi-fold doors, underfloor heating & surround sound speakers; this is currently set up and a impressive gymnasium however could equally function as an impressive home office or games room.

GYMNASIUM/HOME OFFICE
25'7" x 12'1"
7.80m x 3.69m

The floor plan of the second floor includes the following rooms and dimensions:

- LIVING/DINING AREA:** 30'6" x 28'9" (9.30m x 8.76m)
- KITCHEN:** 20'8" x 18'6" (6.29m x 5.63m)
- DINING ROOM:** 22'8" x 16'6" (6.90m x 5.02m)
- LIVING ROOM:** 16'1" x 14'2" (4.90m x 4.31m)
- STUDY:** 14'6" x 14'5" (4.41m x 4.39m)
- PLANT/MEDIA ROOM:** (Location indicated near the central staircase)
- UTILITY ROOM:** 10'4" x 8'8" (3.14m x 2.64m)
- WC:** 5'0" x 8'8" (1.53m x 1.51m)
- HALLWAY:** (Central corridor connecting the rooms)
- CLOSET:** (Location indicated near the central staircase)

The floor plan shows a central landing area with a staircase leading up and a door leading down. The rooms are arranged around this central space:

- Master Bedroom:** 22'4" x 16'2" (6.80m x 4.92m) with an attached wardrobe.
- Bedroom Two:** 20'8" x 13'4" (6.29m x 4.06m) with an attached wardrobe.
- Bedroom Three:** 14'0" x 12'4" (4.26m x 3.75m).
- Bedroom Four:** 14'2" x 8'7" (4.31m x 2.61m).
- Bedroom Five:** 15'0" x 12'9" (4.57m x 3.88m).
- Ensuite:** 7'2" x 6'9" (2.48m x 1.64m) attached to Bedroom Four.
- Ensuite:** 8'2" x 6'7" (4.31m x 2.61m) attached to Bedroom Three.
- Ensuite:** 7'2" x 6'9" (2.48m x 1.64m) attached to Bedroom Five.
- Bathroom:** 5'6" x 7'5" (1.68m x 2.26m) located near the landing.
- Wardrobe:** Two wardrobes are located near the Master Bedroom and Bedroom Two.

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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