



jordan fishwick

88 Knutsford Road, SK9 6JD
Guide Price £779,950



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NO ONWARD CHAIN. This impressive five-bedroom detached house with a rendered facade is situated in the sought-after location of South Wilmslow. The property has been extended to both the side and rear, encompassing double-storey additions, providing spacious and versatile accommodation suitable for a family. One of the notable features of this house is its generous rear garden. Approaching the property, you will find a wide block paved driveway which offers ample off-road parking space for multiple vehicles. Upon entering the house, you are greeted by a welcoming hallway. The ground floor comprises a large living room with a feature fireplace, a second sitting room, and a substantial open-plan dining kitchen. The dining kitchen serves as the central hub of the home and includes an adjoining family room, offering views of the rear garden and patio area. Moving to the first floor, you will discover five bedrooms. Four of these bedrooms are spacious double rooms, while the principal bedroom benefits from an en-suite shower room and a walk-in wardrobe. Additionally, there is a large family bathroom on this floor featuring a standalone roll-top bath and a separate shower enclosure. Off one of the bedrooms, there is a second wooden staircase that leads to a convenient loft space or mezzanine area, providing additional flexibility and potential uses. Externally, the property boasts a generous large lawned garden at the rear, complemented by a wide flagged patio area. The garden provides ample space for outdoor activities and offers a pleasant environment. Situated off highly desirable tree-lined Knutsford Road, this house is within walking distance of Ashdene Primary School. It also enjoys easy access to Wilmslow town centre, with its abundance of local facilities and amenities.

Entrance Hallway

A UPVC double glazed composite door with inset opaque glazed windows provide access to the internal entrance hallway. Access to the ground floor accommodation and staircase with spindled balustrade leading to the first floor accommodation. Wall mounted radiator. Tiled floor. Decorative ceiling cornice. Understairs storage cupboard.

Living Room

19'3 x 10'5

A large living room with UPVC double glazed bay windows to front aspect. A set of glazed double doors leading from the hallway to the living room. Wall mounted radiator. Exposed and painted traditional floorboards. TV point. Traditional living flame feature gas fireplace.

Second Reception Room

14'3 x 7'5

UPVC double glazed window to the front and side aspects. Storage cupboard housing the wall mounted gas boiler. Wall mounted radiator. Currently used as a play room/ games room

Kitchen Diner

18'3 x 14'1

This large extended open plan and sociable kitchen diner forms the perfect family space and leads to a further family room. The kitchen is fitted with a range of wall, base and drawer units with complementary roll top worksurfaces and tiled splashback. Incorporated in the worksurface is a 1 1/2 stainless steel 'Franke' sink bowl and drain unit with mixer tap. The kitchen has an integrated four ring gas hob with extractor hood over and integrated under counter double oven. Space for a large fridge and freezer, space for a washing machine and space for a dishwasher. Wall mounted double panelled radiator. Recessed ceiling lighting. UPVC double glazed window to the side and rear aspect with views to the garden. UPVC double glazed door leading to the side aspect and rear garden. Large opening through to the family room.

Family Room

14'5 x 10'9

UPVC double glazed bi-folding doors leading to the rear patio and garden. Engineered wood flooring. Recess ceiling lighting. Decorative ceiling cornice.

First Floor

Access to the first floor accommodation. Loft access. Spindled balustrade. Recessed ceiling lighting.

Bedroom One

11'3 x 10'8

A generously proportioned double bedroom with UPVC double glazed window to the front aspect. Wall mounted double panelled radiator. Exposed and varnished traditional wooden floorboards. TV point. Access to the ensuite shower room and via the ensuite access to the walk-in wardrobe.

En Suite

A modern and stylish three-piece white suite comprising a low-level W.C with push button flush, pedestal wash hand basin with mixer tap and a large walk-in shower/wet area with glazed shower screen and mains shower fittings. Fully tiled to both the walls and floor. UPVC double glazed window to the side aspect. Wall mounted heated towel rail. Access to the walk-in wardrobe.

Walk in Wardrobe

Ample space for storage with clothes rails providing hanging space.

Bedroom Two

14'2 x 11'7

A large double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator. TV point. Recessed wardrobe with sliding mirror fronted door providing storage and hanging space.

Bedroom Three

13'8 x 8'9

Located to the rear of the property this double bedroom has a UPVC double glazed window, Wall mounted radiator, TV point and a wooden fitted ladder which leads to the mezzanine/play room within the loft space. The versatile and added space to this bedroom offers the potential for a study area/ play space and has a balustrade for safety, lighting and is carpeted.

Bedroom Four

15'1 x 7'6

A further double bedroom with UPVC double glazed window to the front aspect. Wall mounted double panelled radiator. Exposed and varnished floorboards.

Family Bathroom

A modern and stylish bathroom with four-piece traditional white suite which comprises a low-level WC, pedestal wash hand basin, corner curved shower enclosure with glazed shower screen and mains shower fittings with tiled splashback. Stand-alone roll top bath with claw feet and shower fittings. Heated towel rail. Tiled flooring. Part tiled to the walls. Velux skylight to the side aspect providing natural light.

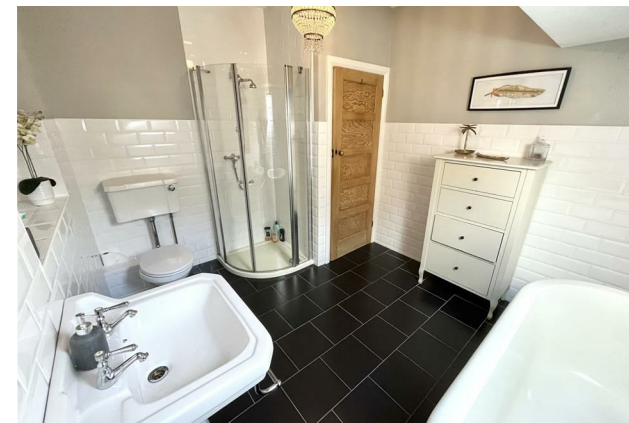
Bedroom Five

6'8 x 5'8

UPVC double glazed window to the front aspect. Wall mounted radiator.


OUTSIDE

To the rear of the property the garden is enclosed being fenced to three sides. The garden is laid mainly to lawn with a large patio area. To the front of the property there is a block paved driveway, providing off-road parking for a number vehicles.



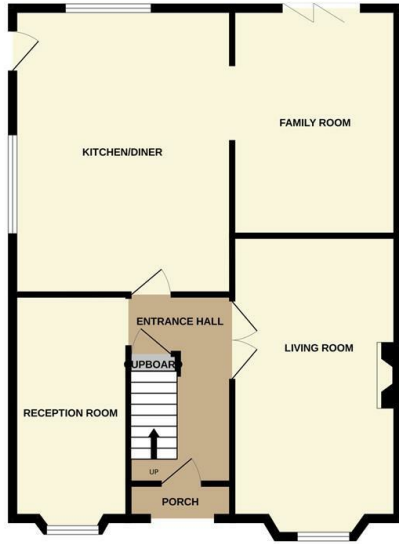
- Detached property
- Extended to side and rear
- Five bedrooms
- Ensuite shower room
- Stunning Family Bathroom
- Large kitchen diner
- No onward chain
- Close to local schools



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



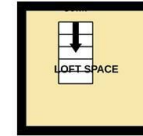
GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
854 sq.ft. (78.7 sq.m.) approx.



LOFT SPACE / MEZZANINE
OFF BEDROOM
87 sq.ft. (8.2 sq.m.) approx.



TOTAL FLOOR AREA: 1672 sq.ft. (155.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX
01625 532000

wilmslow@jordanfishwick.co.uk
www.jordanfishwick.co.uk