



6 RACECOURSE PARK WILMSLOW SK9 5LU

NO ONWARD CHAIN! A rare opportunity to acquire this wonderful detached residence nestled away in an extremely desirable and sought after location close to Lindow Common and within convenient reach of stunning countryside walks and Wilmslow town centre alike. The wealth of accommodation on offer is sure to impress and can only be fully appreciated once seen. This delightful property commands a sizeable plot and the internal accommodation comprises: an entrance hallway, spacious dual aspect lounge/diner leading to the conservatory with French doors opening to the picturesque rear garden. Off the dining area is a fitted kitchen and utility room. Continuing through the house there are two double bedrooms, one of which benefits from a stylish en-suite. There is a further good sized bedroom and a family bathroom. Externally the beautiful rear garden enjoys a southerly aspect with mature flower beds, secluded sitting areas and a paved patio which is ideal for entertaining and is rounded off with a detached garage and workshop.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Turn left and carry along Water Lane, which in turn becomes Altrincham Road and turn left into Racecourse Road, just before Gorsey Bank primary school and take the first left into Racecourse Park.

Entrance Hallway

Loft access, real oak wood flooring.

Lounge/Diner

26'7 max x 15'1

Dual aspect Lounge/Diner with real oak wood flooring, recess ceiling spotlights, three radiators, ample space for dining table and chairs, wall mounted lights.

Kitchen

10'7 x 10'4

Fitted with a range of base and wall mounted units with uPVC double glazed French doors leading to rear garden, uPVC double glazed window to rear, serving hatch, integrated dishwasher, four ring 'Neff' induction hob, integrated oven, one and a half stainless steel bowl sink and drainer, recess ceiling spotlights, cupboard housing the boiler.

Conservatory

13'6 x 11'1

UPVC double glazed window to all sides, tiled flooring, uPVC double glazed French doors to side leading to rear garden, wall mounted air conditioning unit, ceiling fan.

Utility Room

12'7 max x 10'5

Good sized utility room with fitted base units, space for fridge freezer, space and plumbing for washer and dryer, radiator, uPVC double glazed door leading to rear garden, uPVC double glazed window to rear, stainless steel bowl sink and drainer.

Bedroom One

12' x 12'

Double bedroom with fitted wardrobes, uPVC double glazed window to front, radiator.

Bedroom Two

11'9 x 9'0

Double bedroom with fitted wardrobes, radiator, uPVC double glazed window to rear, opening to en-suite.

En-suite

Stylish en-suite with walk-in shower cubicle, low level wc, wall mounted wash hand basin, bidet, recess ceiling spotlights, uPVC double glazed frosted window to rear.

Bedroom Three

9'0 x 7'4

Further good sized bedroom with radiator, uPVC double glazed window to front.

Shower Room

8'2 x 7'6

Walk-in shower cubicle, low level wc, bidet, wall mounted wash basin, two uPVC double glazed windows to rear, storage cupboard.

Outside

To the rear of the property is a picturesque rear garden which is mainly laid to lawn with mature borders, flower beds and patio area for entertaining. The bungalow benefits from a new roof in 2021.

Garage

17'0 x 16'9

With electric door, water supply.

Workshop

11'3 x 9'3

Potential to be used as home office/gym with power supply.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	