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Lyncroft Knutsford Road, SK9 7RX  
Guide Price £699,950

# Knutsford Road Alderley Edge

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A stunning Period four bedroom Semi Detached property located on Knutsford Road in Alderley Edge. Offering an abundance of character this spacious property benefits from off road parking and a generous garden to the rear. The property is a short drive away from Wilmslow and Alderley Edge centres which offer a wide range of amenities, including a number of local shopping facilities, bars, restaurants, leisure facilities. Also Wilmslow train station offers a direct service to London Euston and Manchester City centre. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools within the area with parks and beautiful countryside. In brief the property comprises: an entrance hallway, two reception rooms, both with feature fireplaces. There is a large quality fitted kitchen and dining room to the rear with ceiling skylights providing a source of natural light and two separate French doors giving access to the covered patio and seating area. Located over the first and second floors are four bedrooms, an ensuite shower room and a family bathroom. The property has planning permission granted for a rear dormer window which would create a large principle bedroom on the second floor with Juliette balcony to the rear. Externally there is an Indian stone paved patio with covered pergola providing an external seating and dining area and a mature and large lawned garden with open aspect. To the front there is a block paved driveway providing off road parking for two vehicles.



**Entrance Hallway**

Composite Upvc double glazed door leading to the intimal entrance hallway. Access to the ground floor accommodation. Staircase to the first floor. Traditional and decorative radiator. Coving and cornice.

**Living Room**

15' x 13.5  
Bay window with bespoke plantation shutters to the front aspect. T.V point. Radiator. Stripped and exposed wooden floor boards. Cornice and coving. Feature fireplace with wood burning stove. Internal double doors with inset glazed panels leading to the sitting room

**Sitting Room**

12'7 x 13.5  
Access through to the kitchen diner. Access to the downstairs W.C. Decorative wood panelling to the dado level. Cornice and coving. Original style cast iron open fireplace. Stripped and exposed wooden floor boards.

**Downstairs W.C**

W.C and wash hand basin. Access to the understairs storage cupboard.

**Kitchen**

16'7 x 10'8  
A traditional and stylish kitchen diner which is fitted with a matching range of wall, base and drawer units with black granite work surfaces with tiled splashback. Incorporated within the worktops is a white 1 1/2 sink bowl and drainer unit. There is a range oven set within a exposed brick chimney recess and an integrated dishwasher. There is space for a washing machine and space for a large fridge freezer. Underfloor heating. There are a number of ceiling skylights that provide a source of natural light. Within one of the kitchen wall units there is a wall mounted gas boiler. The kitchen has a degree of separation from the dining area.

**Dining Area**

9'5 x 16'7  
Located within the extension this dining area forms part of the kitchen diner. Two sets of French doors lead to the rear patio and a covered external seating area. Underfloor heating continues. Ample space for a dining table and chair set.

**Landing**

Access to the first floor accommodation. Staircase to the second floor. Storage cupboard.

**Bedroom**

16' x 11'9  
A large double bedroom. Two windows to the front aspect with bespoke fitted plantation shutters. Traditional open fireplace. Picture rail.

**Bedroom**

12'9 x 11'2  
A double bedroom. Window to the rear aspect. Picture rail. Exposed and stripped wooden floorboards. Period feature fireplace.

**Bathroom**

A traditional bathroom with three piece white suite. Consisting of a low level W.C and pedestal wash hand basin. Panelled bath with shower screen and overhead shower fittings. Part tiled to the walls. Window to the side aspect.

**Bedroom**

8'4 x 7'4  
Located to the rear this bedroom has a modern sash window providing views to rear garden and the open aspect views. Radiator.

**Landing- Second Floor**

Access to the fourth bedroom

**Bedroom**

11' x 6'6 extending to 16'  
A double bedroom benefiting for an ensuite shower room. Planning permission has been granted for a rear dormer window creating extra internal floor space. Window to the rear aspect.

**Ensuite**

Traditional three piece suite comprising a low level W.C, Wash hand basin within a vanity unit. Corner shower enclosure with curved shower screen and shower fittings. Skylight providing natural light.


**Outside**

Indian stone paved patio with covered pergola providing an external seating and dining area. Mature and large lawned garden with open aspect. To the front there is a block paved driveway providing off road parking for two vehicles.



- Period Semi Detached
- Period Features Throughout
- Four Bedrooms
- Ensuite Bathroom
- Large rear garden
- Off Road Parking
- Alderley Edge / Wilmslow Location
- Extended accommodation
- Planning permission for Dormer roof



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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