



*jordan fishwick*

1 Carlton Avenue, SK9 4EP  
Guide Price £635,000





## Carlton Avenue Wilmslow SK9 4EP

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This four bedroom detached property on Carlton Avenue in the highly popular area of Wilmslow is a stunning home offering a comfortable and stylish living experience. As you enter the property, you are greeted by a spacious hallway leading to a large reception room and the kitchen diner. There is an additional family living space with a conservatory overlooking the beautiful rear garden, a perfect place to relax and unwind, with stunning views of the garden. There is also a separate cosy living room which has been created by converting the garage. This room provides additional space for entertaining guests or as a second living area. The kitchen diner is a well-designed space which is perfect for cooking and entertaining with patio doors to the garden. It is fitted with modern integrated appliances and features a dining area which can comfortably fit a kitchen table and chair set. The principle bedroom of the property has a stunning ensuite which has been tastefully designed with modern fittings and features. The three other bedrooms are also well-proportioned and offer ample space for comfortable living. The refitted and stylish family bathroom is a great feature of this property, which adds to the luxurious feel of the home. To the rear of the property, there is a beautiful lawned garden with a southerly aspect, which provides a perfect space for outdoor activities or relaxation. The garden is well maintained and offers a peaceful retreat from the hustle and bustle of daily life. The property benefits from off-road parking, which adds convenience and security for homeowners. Additionally, there is a downstairs wc. for added convenience for families. The property is gas central heated and double glazed. Overall, this property is a perfect home for anyone looking for a comfortable and stylish living experience in the highly sought-after area of Wilmslow.



### Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank and at the next set of traffic lights continue northbound down Manchester Road, over the Bollin Valley roundabout and up Manchester Road towards Handforth. At the traffic lights by the BMW garage turn left into Stanneylands Road, and right in to Sefton Drive. Proceed along the road turning left where the property can found on the left handside.

### Entrance Porch

UPVC front door, uPVC double glazed windows to front and side, further frosted glass panelled door opens to entrance hall.

### Entrance Hallway

Radiator, attractive wood effect flooring, stairs to first floor, ceiling coving, understairs fitted storage cupboard, Door to downstairs wc.

### Downstairs W.C.

Frosted window to side, recessed spotlights, low level wc, pedestal wash hand basin.

### Living Room/Dining Room

18'8" max x 11'5" max

### Living Room Area

UPVC double glazed bow window to front, ceiling coving, radiator, attractive marble fire surround with inset gas fire.

### Dining Room Area

Ceiling coving, recessed spotlights, radiator. Open plan leading through to the living room area.

### Conservatory/Family Room

18'6" max x 16'5" max

A wonderful open plan living space with ceramic tiled floor, two radiators, recessed spotlights, uPVC double glazed windows overlooking rear garden, uPVC french style doors to garden.

### Breakfast Kitchen

19'11" x 9'3"

An attractive kitchen fitted with a range of Shaker style base and wall units with granite style work surfaces over incorporating one and a half bowl sink unit, uPVC double glazed window to side, uPVC french style doors to rear, radiator, recess for American style fridge freezer, Miele fitted oven and grill, integrated Neff dishwasher, five ring Miele gas hob with extractor over, recessed spotlights, Integrated washing machine, integrated tumble dryer. Door to the sitting room.

### Sitting Room

13'9 x 12'2

UPVC double glazed window to the front aspect. uPVC double glazed patio door to the rear garden. T.V point. Radiator.

### First Floor Landing

UPVC double glazed window to front, fitted airing cupboard housing the gas combination boiler,

### Master Bedroom

16'0" x 11'4"

A good size double bedroom with uPVC double glazed window to rear, ceiling coving, recessed spotlights. Fitted wardrobes

### En-Suite

Stunning and stylish ensuite, well proportioned and comprising corner style shower enclosure, low level wc, pedestal wash hand basin, frosted uPVC double glazed window to rear, tiled splashback, ladder style heated towel rail.

### Bedroom Two

12'10" x 8'11"

Radiator, recessed spotlights, ceiling coving, uPVC double glazed window..

### Bedroom Three

9'7" x 9'5"

UPVC double glazed window to front, fitted wardrobes, radiator.

### Bedroom Four

12'10" x 7'9" max

UPVC double glazed window to front, radiator, fitted wardrobes.

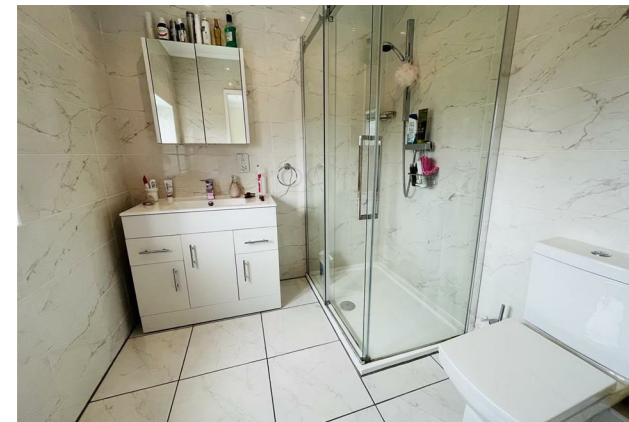
### Family Bathroom

A beautiful and modern bathroom. Fitted with a three piece suite comprising panelled bath with fitted shower over, low level wc, vanity style wash hand basin, tiled splashbacks, extractor fan, ladder style heated towel rail.

### Outside

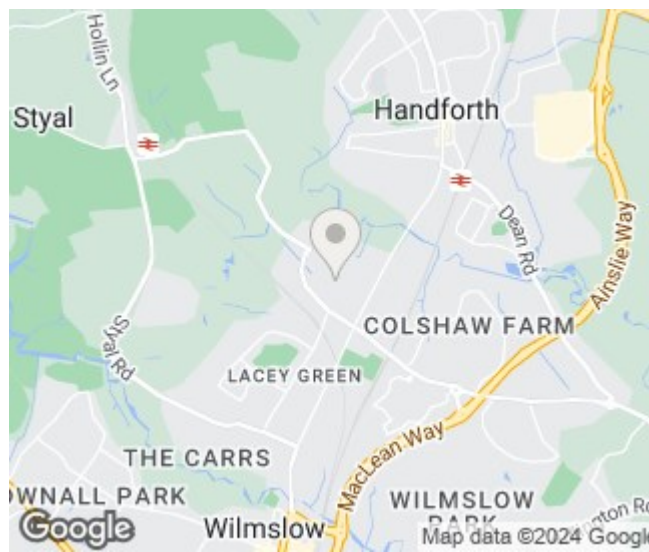
### Gardens


To the front there is a driveway which provides off road parking and a small lawned garden area. To the rear the property boasts beautifully tended gardens mainly laid to lawn with a patio area and southerly facing.





- Extended detached home
- Four bedrooms
- Two Bathrooms
- Southerly aspect rear garden
- Popular location
- Convenient access to local schools
- Off road parking
- Quiet location



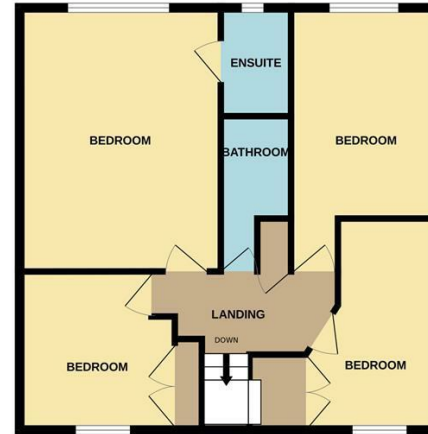
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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