



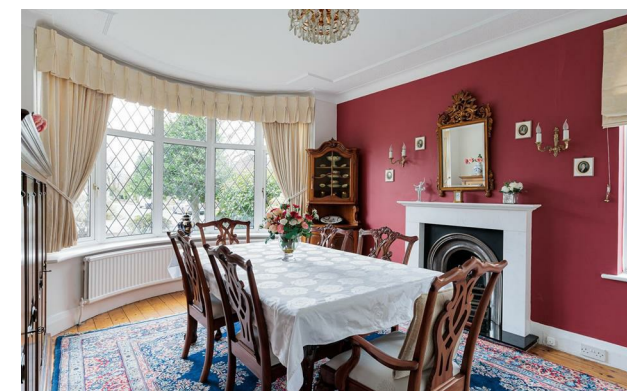
jordan fishwick

4 Park Avenue, SK9 2JG
Guide Price £899,950



Park Avenue Wilmslow SK9 2JG

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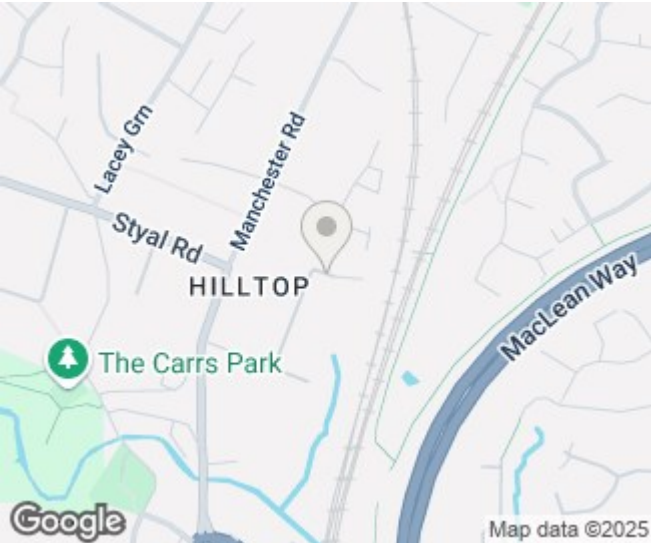





Tucked away on a desirable cul-de-sac setting, this four bedroom detached bay fronted traditional 1930's Period detached residence takes great advantage of its convenient, yet secluded location. Situated on a private road the location enables the residents easy access to Wilmslow being a short walk away from the town centre and train station. The property is approached via a long pebbled driveway which leads to the traditional arched oak feature entrance door. Internally the property comprises in brief of an entrance porch with leaded windows, a welcoming and spacious hallway with understairs storage cupboard and a traditional spindled balustrade staircase, and access to a downstairs W.C. The ground floor accommodation includes a spacious bay fronted dining room with feature living flame gas fire and exposed, varnished original floorboards. There is a separate and spacious and extended living room which benefits from French patio doors which provide access and views to the beautifully manicured rear garden. Additionally, there is a further living flame gas fireplace with Carrara marble surround. The spacious dining kitchen is fitted with a 'farmhouse style' range of base and eye level units with Belfast sink and granite worktops. There is ample space for a kitchen dining room table and chair set, creating a sociable dining space and a further set of patio doors leading to the rear garden. The utility room offers additional storage space and has ample space for washing appliances. The third reception room is currently used as an home office and has a dual aspect view and stunning original herringbone parquet wood flooring. On the first floor there is a landing which provides access to the bedrooms, bathroom and loft access. The principal bedroom benefits from having a dual aspect, whilst the second bedroom, a further double, boasts an ensuite bathroom ideal for guests. The two further bedrooms are well proportioned each having a light and airy feel.

The family bathroom consists of a three-piece traditional white suite offering both a bath and separate shower enclosure. Externally to the front of the property there is an established lawn garden with ornamental trees and a beautiful mature wisteria on the front elevation. The brick built single garage features an electric up and over garage door, and has both hot and cold water taps. The rear garden is beautifully maintained, spacious having established borders and a Yorkstone paved patio.



- Traditional Detached Property
- Four bedrooms
- Two Bathrooms
- Three reception rooms
- Detached Garage
- Beautiful Gardens
- Private Road
- Tree Lined Road
- Close proximity to Wilmslow Village



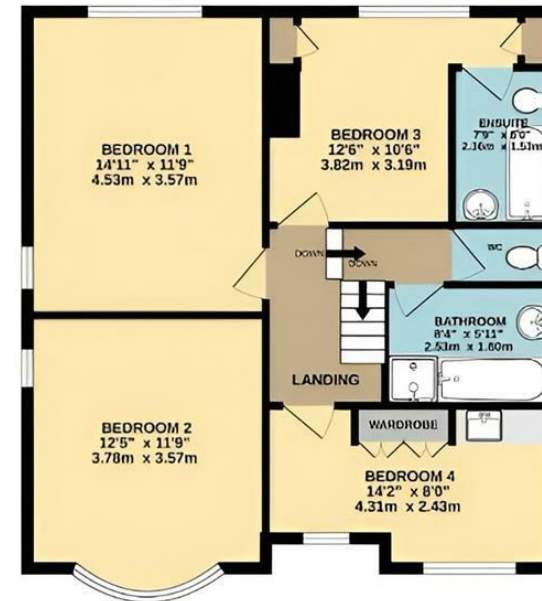
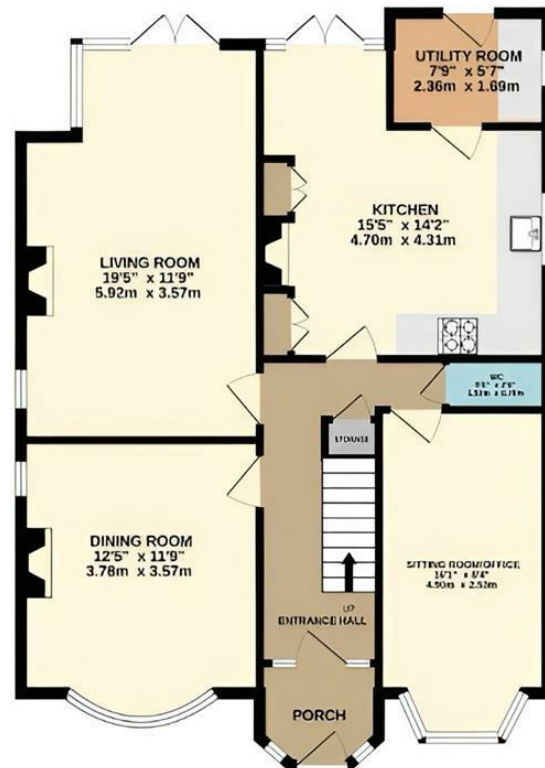
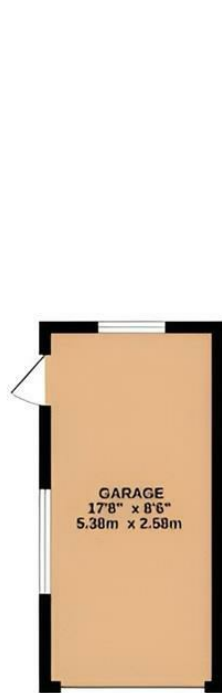
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div>England & Wales</div> <div>EU Directive 2002/91/EC</div> <div></div>		



Garage
17'8" x 8'6"
5.38m x 2.58m

Living Room
19'5" x 11'9"
5.92m x 3.57m

Bedroom 1
14'11" x 11'9"
4.53m x 3.57m



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

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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