



*jordan fishwick*

51 Grange Park Avenue, SK9 4AL  
Guide Price £1,295,000





## Grange Park Avenue Wilmslow

Guide Price £1,295,000



Positioned on Grange Park Avenue, off Styal Road, this exceptional property is conveniently located close to Wilmslow town centre. The rear of the property boasts views across the Carrs Park which offers walks along the River Bollin to the National Trust owned Styal Estate. The current owners have undertaken a beautiful and well considered extension and thorough renovation, resulting in approximately 4000sq ft of accommodation over three floors. This accommodation includes five generous bedrooms, three ensuites, two bathrooms, two dressing rooms and well-balanced modern living accommodation. This impressive and rendered property is approached via a curved driveway with central lawned garden. Internally the welcoming hallway leads to a downstairs, W.C, a spacious living room, a separate home office space, utility/boot room, and a striking and exceptional split level family room with open plan kitchen area. This sociable and modern living space spans the entire of the rear of the property, capturing and maximising the open aspect wooden vista towards the Carrs Park. Worthy of particular note is the ceiling lantern within the kitchen area, creating a modern and contemporary space, whilst adding a further source of natural light. Two separate sets of bi-fold doors open out on to the raised decked terrace and lead to the rear garden which gradually slopes towards a tree lined and mature boundary. Located on the first floor the spacious landing provides access to a further staircase leading to the second floor. Whilst on the first floor the principal suite measures 25ft x 18ft and features a spacious, secluded walk-in dressing area, a luxury ensuite shower room and a glazed Juliet balcony with French doors opening out to the rear aspect, offering elevated garden views. The family bathroom has been tastefully appointed with a four piece bathroom suite, complete with a claw foot roll top bath with a patterned tiled floor.

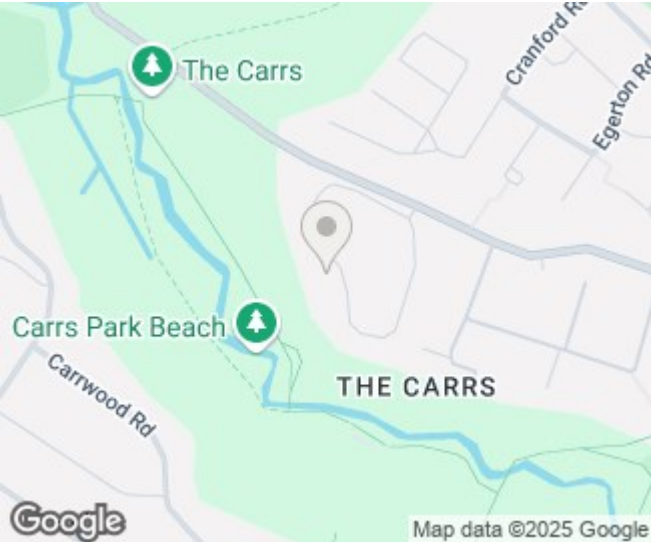
Each of the five bedrooms are spacious double bedrooms, with three bedrooms located on the first floor. Two further bedrooms, a store room and shower room completing the accommodation on the third floor. The property has additional storage in the garage and two separate boiler rooms adjacent to the utility room. The property offers excellent and versatile accommodation catering easily for a growing family offering both space, internally and externally, whilst boasting an impressive array of modern facilities and features.







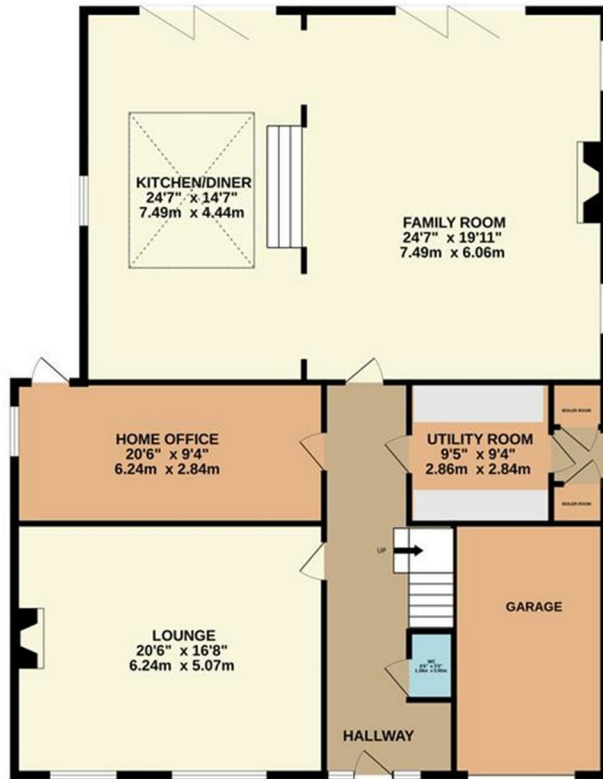
- Handsome Detached Property
- Extended and modernised
- Accommodation over three floors
- Stunning Views to the Carrs Park
- Central Wilmslow Location
- Five bedrooms
- Three ensuite and Two bathrooms
- Large garden
- Off road parking and Garage



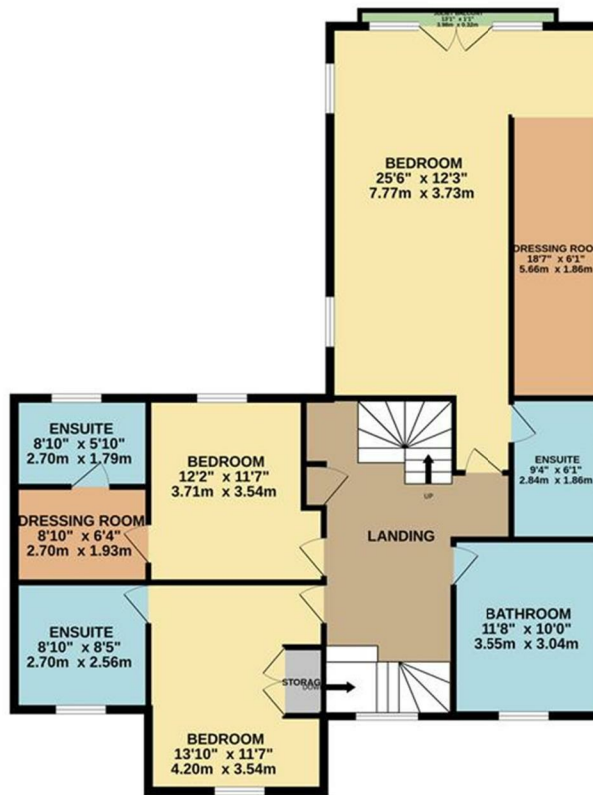
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



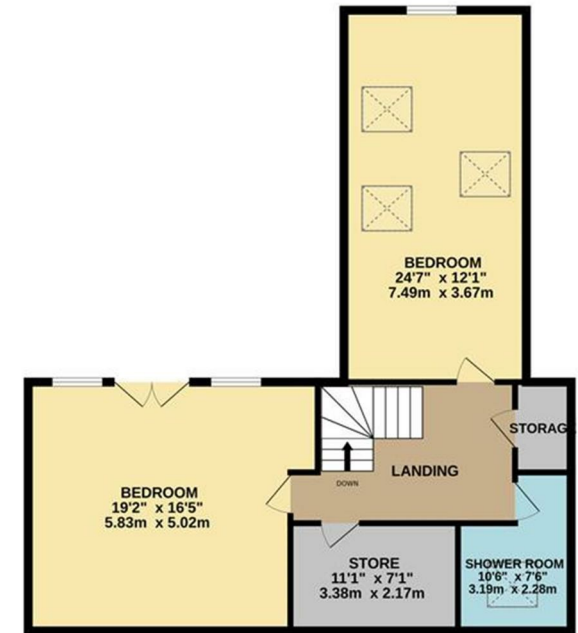
GROUND FLOOR  
1845 sq.ft. (171.4 sq.m.) approx.



1ST FLOOR  
1319 sq.ft. (122.5 sq.m.) approx.



2ND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 4050 sq.ft. (376.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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