



jordan fishwick

37A Park Road, SK9 5BT
Offers In Excess Of £600,000



Park Road Wilmslow SK9 5BT

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Situated on Park Road is this stunning, three double bedroom recently extended and fully modernised with no expense spared end terrace property. Benefiting from off road parking, a garage, two stylish bathrooms, downstairs W.C. and solar panels, this property mixes period features with contemporary and sustainable future proofing. The property is within walking distance of Wilmslow town centre which offers a wide range of amenities including shops, bars, restaurants and Wilmslow train station offering a direct service to London Euston and Manchester City Centre the area caters for many needs. Internally the property comprises a porch, entrance hallway with a staircase leading to the first floor accommodation. The cosy living room has been tastefully decorated with feature fireplace and multi burning stove. The kitchen has been extended creating a highly sociable and open plan space, a stunning fully fitted kitchen with matching central island and breakfast bar, quartz work surfaces and several integrated appliances. A corner set of bi folds with internal privacy blinds and when opened transform the solid corner to an open space to reveal the garden. A long hallway leads to a home office with feature panelled sound proofing and the integral garage. The garage features an electric roller shutter door, provides secure storage and has a small division forming a utility space with sink. The first floor landing is spacious and airy, leading to two double bedrooms and the stylish bathroom, fitted with a four piece suite with on-trend black trim and sanitary ware. A staircase leads to the loft conversion/second floor where the principal bedroom, a third double, benefits from a stunning ensuite and dressing area. Externally the rear garden is enclosed, private, with low maintenance composite decking forming a patio/pathway and artificial lawn is laid for all year round use. The tarmac drive offers valuable off road parking for several vehicles. A stunning property.

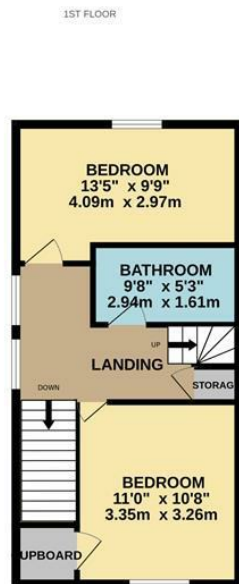
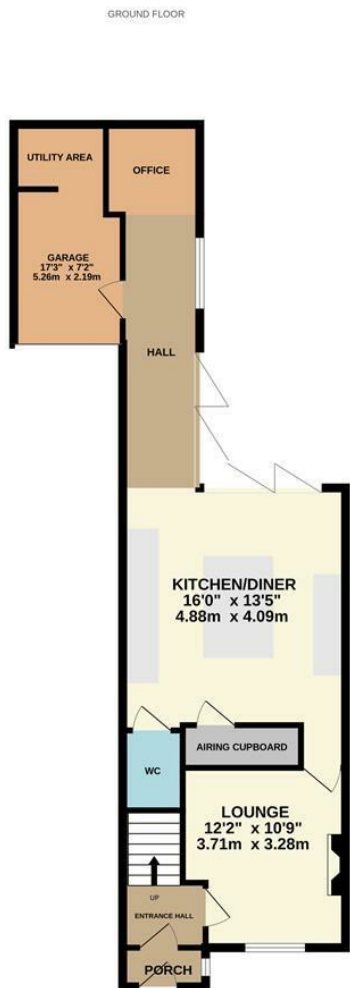


- Accommodation over Three floors
- Three double bedrooms
- Two Stunning Bathrooms/Ensuites
- Solar Pannels
- Downstairs W.C
- CCTV security system
- Surround sound to kitchen
- Modern Boiler with pressurised water tank
- Off road parking
- Garage with utility space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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	





Measurements are approximate. Not to scale. Illustrative purposes only
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