



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 5, Church Road, Wilmslow, SK9 6HH

A beautifully renovated and improved 4 bedroom detached property in an excellent residential location in Wilmslow.

£895,000

Constructed of brick with render, this fabulous 4 bedroom detached property, occupying a fantastic location close to Wilmslow and Alderley Edge, offers the discerning purchaser the opportunity to acquire a home creatively renovated to an extremely high standard, providing a spacious and comfortable living space.

The accommodation briefly comprises, to the ground floor: Entrance hall, WC, study/office, living room, kitchen, dining room and utility room. To the first floor, the landing allows access to four bedrooms (one en-suite) and a family bathroom. The property has double glazing throughout and a gas central heating system has been installed.

To the front of the property is a large Tarmacadam driveway with ample hardstanding for multiple motor cars, behind a iron fence and gated entrance. with access to electric car charger. Side access to both sides lead to a rear garden with a paved patio area, Astroturf lawn and a paved terrace at the end of the garden, with fencing to all sides.

There is a wide range of shopping, travel, educational and recreational facilities available in Wilmslow. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within a short drive.

**DIRECTIONS:** From Alderley Edge village centre, continue on London road in the direction of Wilmslow, passing straight over the first roundabout. At the second roundabout, take the the first exit onto Knutsford Road. Continue down this road, taking the 8th turning on the left into Church Road, where the property can be located after a short distance on the left hand side.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

14'05 x 7'10

With built in cloaks cupboards, radiator with cover, LVT flooring.

#### WC

With low level WC, vanity wash hand basin with cupboard below, LVT flooring.

#### STUDY/OFFICE

11'01 x 7'11

With radiator.

#### LIVING ROOM

15'11 (into bay) x 10'07

With box bay window, radiator with cover, TV recess in wall.

#### KITCHEN

17'03 x 8'08

Fully fitted kitchen with a range of units including base cupboards and drawers, wall cupboards and worktops, one and a half bowl stainless steel sink, 5-ring ceramic induction hob and extractor unit, oven and grill, space for American style fridge freezer, dishwasher, breakfast bar, contemporary radiator, LVT flooring ,opening through to:

#### DINING ROOM

10'11 x 10'10

With glazed double doors to rear garden, radiator with cover, LVT flooring.

#### UTILITY ROOM

7'11 x 5'0

With a range of fitted units including base cupboards, wall cupboards and worktops, plumbing for washing machine and tumble dryer, gas boiler.

### FIRST FLOOR

#### LANDING

Split level, with loft access (boarded, with a ladder)

#### BEDROOM ONE

14'08 (into bay) x 10'10

With radiator, leading to:

#### DRESSING ROOM

6'11 x 6'09 (not including wardrobe recesses)

With built in wardrobes comprising hanging space, shelving and drawers, leading to:

#### EN-SUITE

10'08 x 5'06

With low level WC, vanity wash hand basin with drawer below, heated towel rail, walk-in shower with rainfall head and shower attachment, tiled floor, tiled walls.

**BEDROOM TWO**

9'03 x 7'10

With radiator, built in cupboards and shelves.

**BATHROOM**

9'02 x 7'06

With low level WC, freestanding bath with central mixer tap column and shower attachment, vanity wash hand basin with drawer below, heated towel rail, tiled floor, tiled walls.

**BEDROOM THREE**

12'10 x 8'03

With radiator.

**BEDROOM FOUR**

12'05 x 7'07 (overall)

With radiator.

**OUTSIDE**

Immaculate gardens as previously mentioned.

**Tenure**

Freehold. Interested purchasers should seek clarification of this with their solicitor.

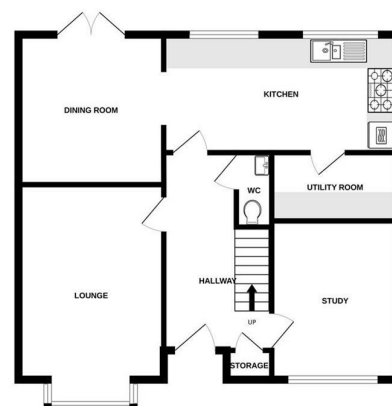
**Viewings**

Strictly by appointment through the Agents.

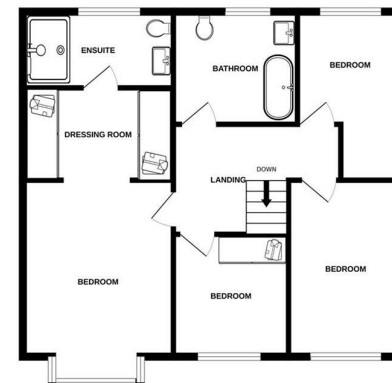
**Possession**

Vacant possession upon completion.

GROUND FLOOR



1ST FLOOR



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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**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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**PRESTBURY OFFICE:**

THE VILLAGE,  
PRESTBURY,  
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

**HEAD OFFICE:**

16 HIGH STREET,  
BOLLINGTON,  
MACCLESFIELD,  
CHESHIRE, SK10 5PH  
TELEPHONE: 01625 560535  
FACSIMILE: 01625 574445

**MISDESCRIPTIONS ACT 1967**

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