

47A Adlington Road
Wilmslow



Andrew J Nowell
& Company



47A Adlington Road, Bollin Park, Wilmslow, SK9 2BJ

Five bedroom detached family home with accommodation spanning three floors. Located on the popular Bollin Park Development.

- Five Bedrooms
- Five Bathrooms
- Annex
- Double Garage

47A Adlington Road is a bespoke newly constructed detached family home. Located on the much sought after Bollin Park Development. Finished to a high standard including CCTV and built-in sound system.

Double entrance doors opening onto the entrance hall with cloakroom, door to study/dining room, lounge with box bay window, large open plan dining room with family / garden room opening onto the contemporary fully fitted shaker style kitchen with integrated NEFF appliances and freestanding American style fridge freezer. Utility room with a further cloakroom. All ground floor rooms have underfloor heating.

To the first floor are Two Double bedrooms with dressing rooms and en-suites, on the second floor are a further two bedrooms both having en-suites. The bathrooms have Villeroy & Boch sanitaryware and bespoke tiling. Above the garage is a useful self-contained annexe with one bedroom, kitchen area and shower room.







47A Adlington Road is approached via electric wrought iron entrance gates, with block paved driveway providing secure off road parking for several vehicles with well stocked borders around the boundaries. To the rear is a fully enclosed garden laid to lawn with Indian flagstone patio area, fenced borders and decorative trees provide screening for privacy.

The property is offered for sale with no onward chain.

Situated in a semi-rural location on the outskirts of Wilmslow Town Centre. The centre offers a good range of shopping, supermarkets, stylish boutiques and fine restaurants.

The area is renowned for its excellent schooling and wonderful walks including The Carr's, The Bollin Valley and The Edge, a beauty spot of historical importance. The motorway network system is within easy access as is Manchester International Airport local and commuter rail links to Manchester and London.

Property Information

What 3 Words - \\\available.harp.pinch

Council Tax - Band G

EPC Rating - B

Tenure - Freehold





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOTAL FLOOR AREA 3,588 sq.ft (335.32 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 guarantees to their operability or efficiency can be given.

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