

100 Knutsford Road  
Wilmslow



Offers Over £740,000

Andrew J Nowell  
& Company



## 100 Knutsford Road, Wilmslow, SK9 6JD

A charming period semi-detached home situated on this tree-lined road in a favourable South Wilmslow position.

- Detached Garage/Gym
- Character features
- Turn Key Condition
- Electric Car Charger

Beautifully presented throughout, this exceptional three-bedroom semi-detached period residence offers stylish and versatile accommodation.

Blending period charm with contemporary finishes, the property retains a wealth of original character including restored stained-glass detailing, cornicing, picture rails, and plantation shutters, while offering superb modern family living.

The welcoming entrance hallway (with wood effect herringbone flooring) leads to two elegant reception rooms, both featuring contemporary Global living flame gas fireplaces and built in alcove units. The bay-fronted living room enjoys an abundance of natural light, while the second reception room opens directly onto the rear gardens through French doors.

At the heart of the home is a beautifully appointed open-plan dining kitchen, fitted with high-quality in-frame cabinetry, Corian work surfaces, and integrated Neff appliances including ovens, dishwasher, fridge/freezer, and drinks fridge.

To the first floor are three well-proportioned bedrooms and a luxurious house bathroom featuring a freestanding roll-top bath and separate shower.





Externally, a generous driveway provides ample off-road parking with electric car charger, while the fully enclosed rear gardens have been thoughtfully landscaped to create a private and tranquil outdoor retreat. A stone patio adjoining the house offers the perfect space for entertaining and al fresco dining. The detached garage has been converted to a gym and offers great versatility to use as a working from home space or treatment room.

Situated in a desirable South Wilmslow position in the catchment for highly regarded schools and a short walk from the Town Centre which offers everything for day-to-day needs and the train station.

### Important Information

What 3 Words – [///social.last.ship](https://social.last.ship)

Council Tax – Cheshire East Band E

EPC Rating – E (47/75)

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Ultrafast broadband available

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

\* Information provided by GOV.UK

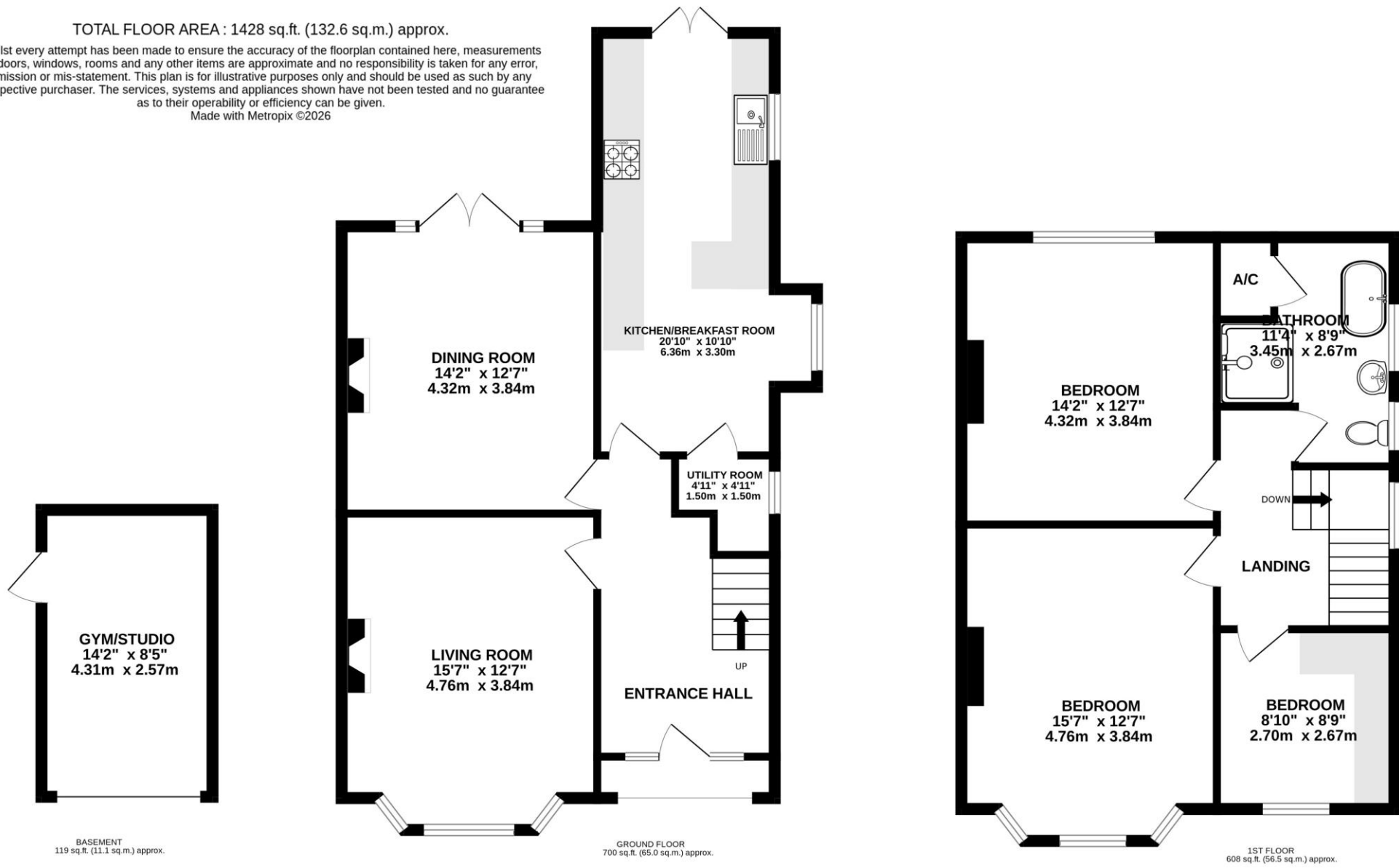
\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

TOTAL FLOOR AREA : 1428 sq.ft. (132.6 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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BASEMENT  
119 sq.ft. (11.1 sq.m.) approx.

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

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