



*jordan* fishwick

53 Grange Park Avenue, SK9 4AL  
Guide Price £1,100,000





# Grange Park Avenue Wilmslow

Guide Price £1,100,000



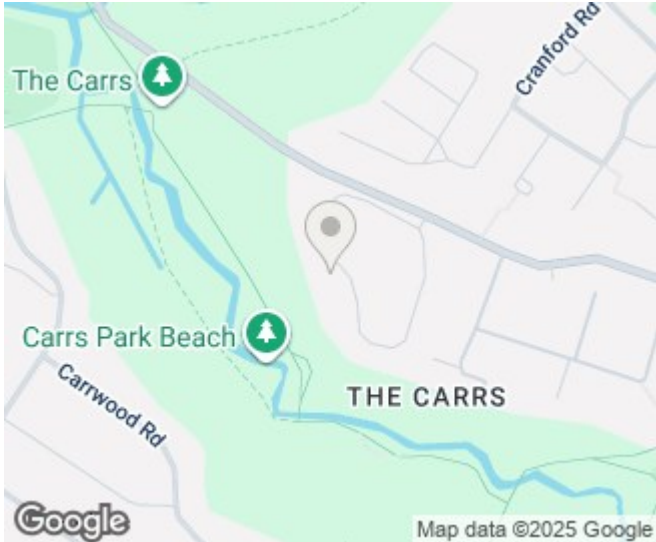
Positioned on Grange Park Avenue off Styal Road this remodelled, extended four bedroom spacious property is conveniently located to Wilmslow Town centre. The rear of the property boasts breathtaking views across the Carrs Park which offers walks along the River Bollin towards the National Trust Styal Estate. The owners have undertaken considerable renovation and extensions, some of which are only part complete enabling a future owner the opportunity to enhance, add value, add their own style finish and use. Offering approximately 4000sq ft of accommodation over four floors the accommodation comprises in brief a welcoming entrance hallway, downstairs WC, separate boot room, generously proportioned reception room to the front aspect with built in media wall and a home office with custom built-in office storage. The kitchen diner is spectacular, boasting a quality luxury fitted kitchen with a stunning and oversized central Island and breakfast bar with under unit display lighting. The kitchen is fitted with several quality 'SMEG' integrated appliances. A tiled floor with underfloor heating provides warmth and flows throughout the kitchen diner. A set of substantial bi-fold patio doors lead to the rear garden terrace and four further ceiling 'Velux' skylights provide a natural source of light. This highly sociable room has ample space for a dining room table and chair set whilst a staircase leads to the lower ground floor, with access to a utility room with further fitted units and access to the integral garage. The family room accessed via the kitchen diner, is well proportioned being approximately 21 foot in length and has a feature media wall sound system with speakers (connected to multiple rooms) and a further set of bifold patio doors leading to the rear garden and the raised garden terrace. The lower ground floor is spacious offering approximately 1000 sq ft of potential accommodation, with a further set of bi-fold doors spanning the rear elevation.







Located on the first floor there are four beautifully decorated bedrooms and an incomplete family bathroom. The second bedroom features a stunning ensuite shower room with four-piece quality white suite and walk-in wardrobe with fitted robes. The principle bedroom is spacious and worthy of note having a staircase with glazed balustrade leading to the impressive bathroom/dressing suite located on the fourth floor. This bespoke suite is one of a kind with an amazing triangular feature window offering uninterrupted views towards the Carrs Park. The luxury bathroom suite has a standalone bath offering a prominent and central position, whilst there's a separate private wet room and his and hers wash basins and a wc. There is a walk-in wardrobe with bespoke fitted units offering additional storage and dressing area with vanity unit. To the rear of the property there is a tiered mature garden with tree lined views towards the Carrs Park.

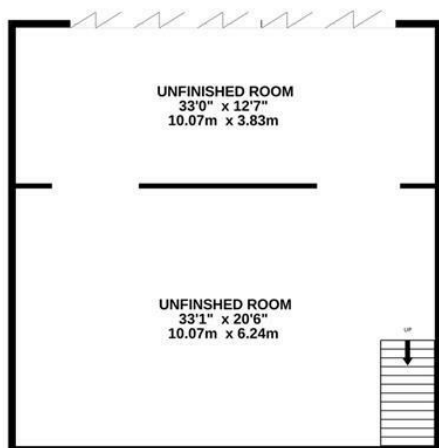


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>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

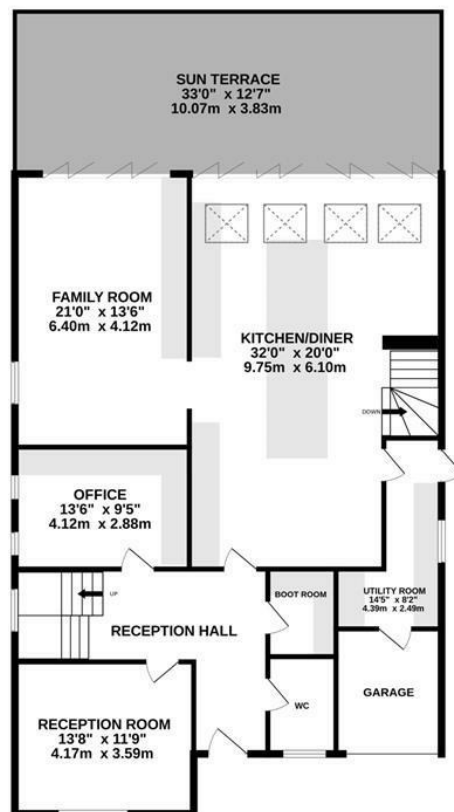




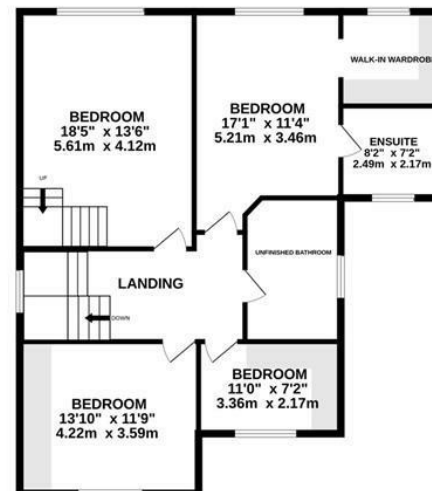
LOWER GROUND FLOOR  
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR  
1544 sq.ft. (143.5 sq.m.) approx.



2ND FLOOR  
995 sq.ft. (92.5 sq.m.) approx.



3RD FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 4002 sq.ft. (371.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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36-38 Alderley Road, Wilmslow SK91JX  
**01625 532000**

wilmslow@jordanfishwick.co.uk  
www.jordanfishwick.co.uk