



Hawthorn Street | | Wilmslow | SK9 5EH

Offers over £375,000



SHEPPARD & CO

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- Stunning period cottage
- Two reception rooms
- Low maintenance courtyard garden
- Walking distance to Wilmslow & train station
- Situated in the heart of Wilmslow
- Newly fitted kitchen and bathroom
- Parking for 2 cars (one gated)

A charming period cottage occupying an enviable position just a short walk from Wilmslow town centre, with beautifully upgraded accommodation, two private parking spaces and a superb location close to the area's excellent amenities.

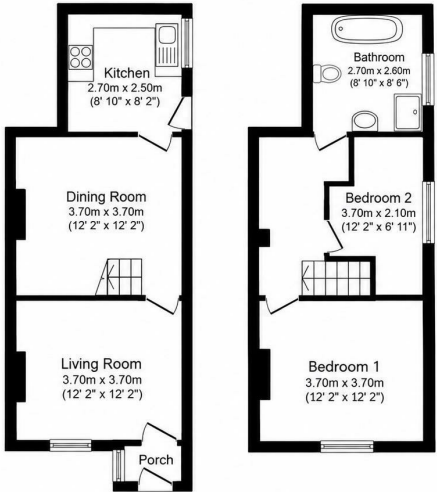
The accommodation in brief comprises an entrance porch leading into a welcoming lounge with period character, a separate dining room and a newly fitted kitchen with direct access to the rear garden.

At first floor level, the spacious landing provides a useful study area, whilst there are two generous double bedrooms and a beautifully refitted family bathroom.

Externally, the property benefits from a gravel driveway to the front, enclosed by a brick wall, together with gated side access leading to the rear. To the rear is a private and enclosed garden/courtyard with newly fitted fencing and a secure gated parking space. The rear parking is accessed via the entrance to Pembroke House apartments and benefits from a security light and external cold water tap.

Perfectly positioned for Wilmslow town centre, the property is just a short walk from the excellent range of shops, bars and restaurants, with Wilmslow railway station also within easy walking distance. There is convenient access to the A34, Manchester Airport and the M56.

A charming period home combining character, thoughtful modern improvements and two private parking spaces, all within easy walking distance of the very best of Wilmslow.



Total floor area 70.9 m² (763 sq.ft.) approx

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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