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46 MANCHESTER ROAD WILMSLOW SK9 2JB
Guide Price £679,950

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A stunning and modern townhouse offering spacious and versatile accommodation located over three floors. Boasting a prime location on Manchester Road the property benefits from a secluded and set back position, whilst being the end property it has a tree lined outlook to the side with views towards the Bollin and the Railway viaduct. This beautifully presented property with four bedrooms and three bathrooms benefits from being within easy reach of Wilmslow Town Centre and 'The Carrs' and walking distance to the train station. In brief, the accommodation comprises: entrance hallway, utility room, downstairs WC, and a large and sociable open plan family area which consists of a living area, dining area and a stylish modern fitted kitchen. A large set of bifold sliding doors offering access to the rear garden completes the ground floor. The first floor accommodation comprises a living room, bedroom and a modern bathroom. The generous living room could be partitioned to provide an additional study or utilised in full as a bedroom creating additional versatility and a fifth bedroom if required. This living room has a set of French doors leading to a Juliet balcony, providing fantastic views to the rear garden and beyond. Located on the second floor there are three further bedrooms, a shower room and an ensuite to the principal bedroom. Externally the property has a block paved driveway offering off-road parking for a number of vehicles and a small lawn and garden to the front with a perimeter pathway which leads to a side gate and the rear garden. The rear garden has been landscaped boasting a large decked patio and a raised lawned garden. A highly desirable property in a sought after location.

Entrance Hallway

14'8" x 6'10"
Traditional glazed entrance door leading to the internal entrance hallway. Access to the ground floor accommodation via contemporary internal oak doors. Staircase with oak spindled balustrade leading to the first floor. Decorative ceiling cornice. Recessed ceiling lighting. Ceramic tiled flooring. Understairs storage cupboard.

Downstairs WC

Fitted with a stylish and modern two piece white suite comprising a low-level WC with pushbutton flush and a wall mounted wash basin with mixer tap. Part tiled walls. Ceramic tiled flooring. Wall mounted heated towel rail.

Utility Room

9'1 x 5'4
Located to the front of the property is this practical utility room having a double glazed window to the front aspect and is fitted with a range of base units with complementary work surfaces. Incorporated within the work surface there is a stainless steel sink and drainer unit, space for undercounter appliances. Ceramic tiled flooring. Radiator. Access to an airing cupboard which houses the gas boiler.

Open Plan Living/ Dining and Kitchen

18x 16'7
This large open plan and highly sociable living space comprises of a living area offering ample space for a living room furniture whilst still retaining ample space for dining room table and chair set. Completing this open plan space is the stylish and modern fitted kitchen which is fitted with a range of black high gloss base units with complementary white quartz worksurfaces with white high gloss wall units with under unit display lighting. This stunning kitchen is fitted with a number of integrated appliances which include two undercounter ovens and a dishwasher to name a few. There is a kitchen window to the side aspect and a further recess/ bay with windows providing an additional source of natural light to this beautiful room. A set of bi folding doors offer direct level access to the rear garden and decked patio.

First Floor

Oak spindled balustrade. Staircase to the second floor accommodation. Wall mounted radiator. Access to the first floor accommodation.

Living Room

18'1 x 16'8
This generously proportioned living room could be partitioned to create a study or utilised in full as fifth bedroom if required. This living room has a set of French doors leading to a Juliet balcony, providing fantastic views to the rear garden and beyond. Decorative ceiling cornice. TV point. Wall mounted radiator. Recessed ceiling lighting. Window to the side aspect.

Bedroom

14'4 x 9'1
Well proportioned double bedroom that has been tastefully decorated throughout. Fitted plantation shutters. Window to the front aspect. Radiator. Fitted wardrobes, providing storage and hanging space.

Bathroom

6'11 x 9'1
Fitted with a traditional three piece white suite comprising a low-level WC, wall mounted wash hand basin and panelled bath with glazed shower screen and shower fittings. Tiled splashback to walls. Ceramic tiled flooring. Window to the front aspect.

Second Floor

Access to the second floor accommodation. Loft Access.

Master Bedroom

16'7 x 9'4
A further generously proportioned bedroom with windows to front aspect with fitted plantation shutters. Fitted wardrobes providing storage and hanging space. Access to an ensuite shower room.

Ensuite

A stylish ensuite with walk in shower with glazed shower screen and tiled splashback. Low level WC. Wall mounted wash hand basin. Skylight providing a source of natural light. Tiled flooring.

Bedroom

11'8 x 9'2
Tastefully decorated double bedroom with window to the rear aspect. Wall mounted radiator.

Bedroom / Office

10'10 x 6'11
This bedroom is currently used as an office having a fitted desk and shelving unit. Fitted wardrobes, providing storage and hanging space. Window to the rear aspect.

Bathroom

6'3 x 6'
Modern fitted shower room, comprising a low-level WC with pushbutton flush, wall mounted wash hand basin with a vanity storage unit. Corner curved shower enclosure with glazed shower screen and shower fittings. Tiling to both the walls and floor. Window to the side aspect.

Outside

Externally the property has block paved driveway offering off road parking for a number of vehicles and a small lawned garden to the front. Perimeter pathway leading to a side gate and the rear garden. The rear garden has been landscaped boasting a large decked patio with raised lawned garden. Useful timber shed providing external storage.



Measurements are approximate. Not to scale. Illustrative purposes only
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