

## 17 Hawthorn Grove, Wilmslow



Andrew J Nowell  
& Company

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

## 17 Hawthorn Grove, Wilmslow

A TASTEFULLY EXTENDED AND REFURBISHED EDWARDIAN SEMI-DETACHED PROPERTY WITH QUALITY FITTINGS THROUGHOUT. LOCATED IN THE HEART OF THE TOWN WITH SOUTHERLY-FACING REAR GARDEN.

Hawthorn Grove is a highly desirable and sought-after quiet location in the heart of Wilmslow with easy access to The Carrs, an extensive open parkland which borders onto the River Bollin. Wilmslow offers an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close at hand.

Internally, Hawthorn Grove has been tastefully and sympathetically extended and refurbished with great care being taken to retain the original charm and character. Features of particular note include: period open fireplaces, natural wood panelled internal doors, traditional-style windows to the front with leaded stained glass. On the ground floor there are three reception rooms, living dining kitchen with high quality, contemporary-style modern units, deep granite work surfaces and integrated appliances with bi-folding doors leading to the rear garden and cloakroom with wc. To the first and second floors there are four bedrooms, master suite with shower room off and family bathroom, both with contemporary fittings and high quality tiling. The large cellar is currently being used as a utility room with further store room off. The property benefits from hardwood

double glazed windows throughout and a comprehensive gas heating system.

### **DIRECTIONS**

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. Once reaching the King's Arms roundabout take the third turning into Wilmslow town centre. Proceed through the town to the traffic light intersection, bearing right past Barclays Bank. Take the first turning left into Green Lane and left again at the end of Grove Street into the beginning of Hawthorn Lane. Take the first turning right into Hawthorn Grove, following the road round and number 17 will be found on the left hand side.

In further detail the accommodation comprises:

### **COVERED PORCH**

With double panelled doors leading to

### **ENCLOSED VESTIBULE**

With further panelled front door with leaded stained glass, side and upper stained glass panels.

### **RECEPTION HALLWAY**

With natural wood polished flooring, staircase to the first floor, central heating radiator.

**FRONT LOUNGE 16'5 x 13'6 (5.00m x 4.11m)**

With bay window with leaded stained glass upper panels, period slate fireplace with cast iron open grate, polished natural wood flooring, central heating radiator.

**FAMILY ROOM 12'6 x 11'7 (3.81m x 3.53m)**

With period cast iron fireplace with built-in double cupboards to each side with shelving above, natural wood flooring, central heating radiator. Double doors leading to

### **LIVING KITCHEN**

Also accessed from main hallway.

**KITCHEN AREA 16'5 x 11'6 (5.00m x 3.51m)**

With quality contemporary-style base and wall units, deep granite work surfaces incorporating breakfast bar, stainless steel one and a half bowl sink with chrome mixer tap, slate flooring, full height period natural wood built-in cupboards, space for a range oven, extractor hood above, integrated AEG dishwasher, low voltage downlighting, access to cellar. Open to

**DINING/BREAKFAST ROOM 14'6 x 11' (4.42m x 3.35m)**

With vaulted ceiling with exposed beam, bi-folding doors to rear flagged patio, slate flooring, central heating radiator, built-in storage cupboard.

### **REAR SITTING ROOM 11'6 x 10'6**

**(3.51m x 3.20m)**

With central heating radiator, double French doors to rear flagged patio.

### **CLOAKROOM**

With traditional fittings, with low level wc, wall mounted wash hand basin with tiled splashback, central heating radiator, slate flooring.

### **FIRST FLOOR**

Which is approached from the main reception hallway.

### **MAIN LANDING**

With central heating radiator.

### **MASTER BEDROOM ONE (FRONT)**

**14' x 13'6 (4.27m x 4.11m)**

With attractive window with stained glass leaded upper panels, central heating radiator, cast iron fireplace.

### **SHOWER ROOM EN-SUITE**

With contemporary-style fittings. Fully tiled shower cubicle with curved glass door, chrome wall-mounted shower head and further hand held chrome shower, vanity wash hand basin with chrome mixer tap, double cupboard below, low level wc, chrome central heating towel rail, attractive window with leaded stained glass upper panel.

### **BEDROOM TWO 12'7 x 10'5 (3.84m x 3.18m)**

With cast iron fireplace, built-in double wardrobe with cupboard above, central heating

radiator. Fitted shelving.

### **BEDROOM THREE (REAR) 11'7 x 8'6**

**(plus deep door recess) (3.53m x 2.59m**

**(plus deep door recess))**

With central heating radiator.

### **FAMILY BATHROOM**

With limestone floor and walls, contemporary fittings with panelled bath with chrome mixer tap and chrome shower above, low level wc, vanity wash hand basin with chrome mixer tap and drawer below, chrome central heating towel rail, downlighting.

### **SECOND FLOOR**

Which is approached from the main landing.

### **UPPER LANDING**

With built-in linen cupboard with shelving, large velux providing extensive natural light.

### **BEDROOM FOUR/GUEST BEDROOM**

**16'2 x 11'8 (4.93m x 3.56m)**

With central heating radiator, velux window.

### **CELLARS**

Which are approached from the living kitchen.

### **LOBBY AREA**

With shelving.

### **UTILITY/BOILER ROOM 13'5 x 10'**

**(4.09m x 3.05m)**

With stainless steel double drainer sink unit, plumbing for washing machine, space for dryer, Worcester wall-mounted gas central heating boiler.

### **FURTHER STORE ROOM/WINE STORE**

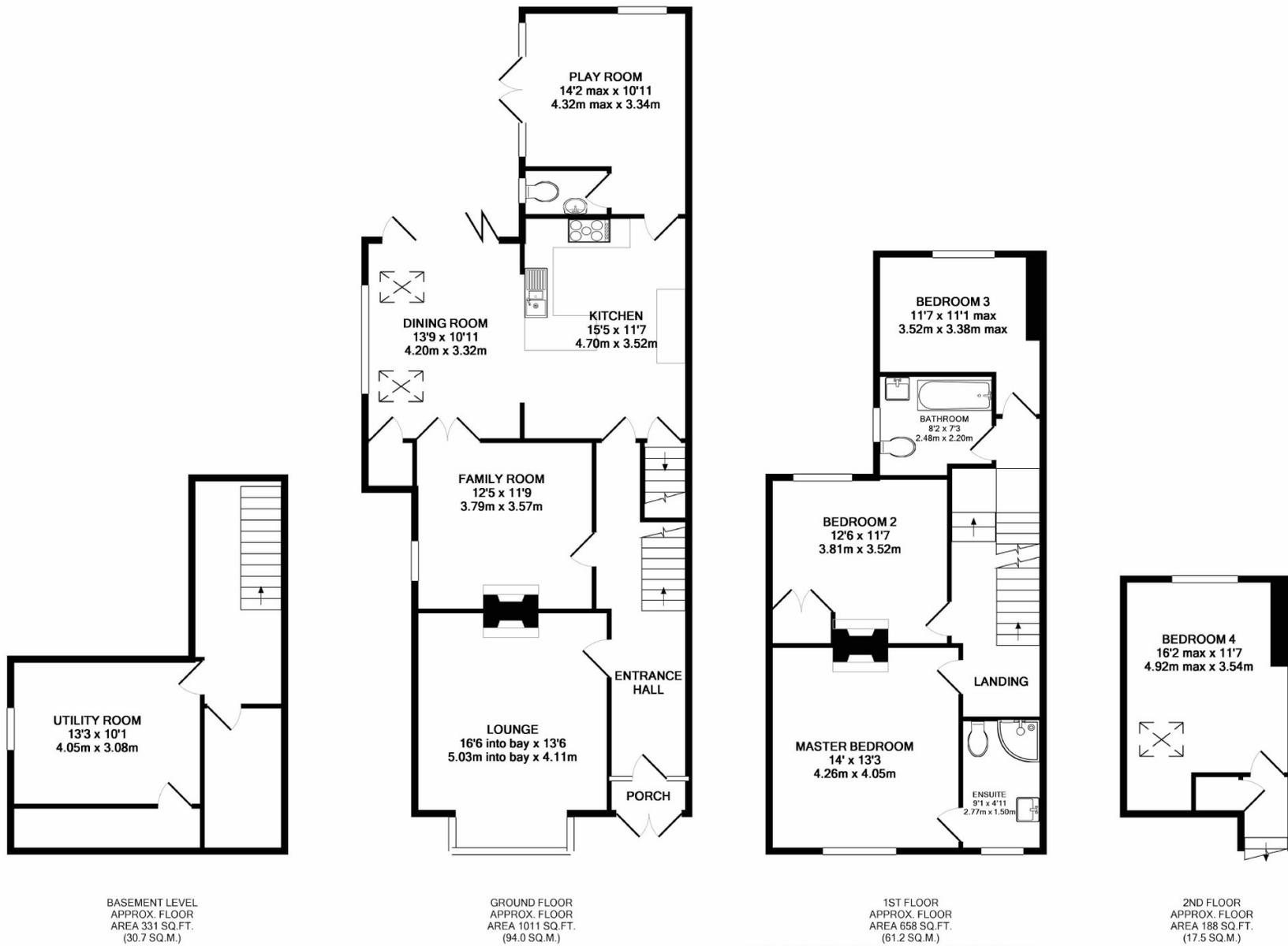
With wrought iron gated door.

### **OUTSIDE**

Charming front garden with stone walling with a brick set driveway providing off-road parking for two cars with a brick set pathway leading to the front of the property. Delightful southerly facing rear garden laid out to lawn with flagged patio, stone walling, trees and shrubs.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON  
COMPLETION



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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8 London Road, Alderley Edge, Cheshire, SK9 7JS  
Email: mail@andrewjnowell.co.uk

T 01625 585905  
www.andrewjnowell.co.uk

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