

3 St Johns Road, Wilmslow
£385,000



Andrew J Nowell
& Company

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3 St Johns Road, Wilmslow

A REFURBISHED AND EXTENDED DETACHED BUNGALOW LOCATED IN A HIGHLY DESIRABLE, QUIET LOCATION ALMOST EQUIDISTANT BETWEEN THE CENTRES OF ALDERLEY EDGE AND WILMSLOW.

A refurbished and extended detached bungalow situated in a highly desirable quiet location almost equidistant between the centres of Alderley Edge and Wilmslow.

Entrance vestibule, entrance hall, lounge, dining kitchen, 2 bedrooms, bathroom/wet room, attached garage. Charming secluded rear garden.

St Johns Road occupies a highly desirable and sought-after quiet and convenient location. The village centres of Alderley Edge and Wilmslow both offer a good 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.

The property has been tastefully extended and refurbished, offering well-balanced spacious accommodation. Features of particular note include the extended dining kitchen with quality high gloss contemporary units and integrated appliances. The formal lounge has a traditional cast iron period open fireplace, there are two bedrooms and shower room with attractive modern fittings. There is a comprehensive gas heating system and UPVC double glazing.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane to the mini roundabout, turning right

into Knutsford Road towards Wilmslow. Take the first turning right into Church Road and first right again into St Johns Road. The property can be found almost immediately on the left hand side.

In further detail the accommodation comprises:

Panelled and glazed front door leading to

ENTRANCE VESTIBULE

With tiled flooring with further panelled and glazed door leading to

ENTRANCE HALL

With central heating radiator, access to loft via retractable ladder, door to garage.

LOUNGE 13'2 x 12'5 (4.01m x 3.78m)

With traditional-style period open fireplace, double French doors to rear garden, two central heating radiators.

DINING KITCHEN 22'6 x 11'8 (6.86m x 3.56m)

With ceramic tiled flooring, kitchen with high gloss contemporary-style base and wall units, work surfaces, stainless steel one and a half bowl single drainer sink unit with mixer tap, Bosch brushed steel electric double oven, four ring electric hob above with extractor hood, integrated fridge with freezer below, plumbing for dishwasher, two central heating radiators, Velux roof windows, double French doors to outside.

BEDROOM ONE (FRONT) 14'2 x 10'3 (4.32m x 3.12m)

With central heating radiator.

BEDROOM TWO 11'8 x 8' (3.56m x 2.44m)

With central heating radiator, full width range of built-in wardrobes, integrated window shutters.

BATHROOM/WET ROOM

With shower with glass door and Mira fittings, vanity wash hand basin with cupboard below, bidet, low level wc with integrated cistern, range of cupboards and shelving, part-tiled walls, central heating radiator, ceramic tiled floor, downlighting.

OUTSIDE

A flagged driveway provides off road parking, leading to an integral garage. The front garden is laid out to lawn with hedging and shrubs. Charming, secluded rear garden, raised lawn, flagging, bordered by fencing and hedging with shrubs.

ATTACHED GARAGE 16'2 x 9' (4.93m x 2.74m)

With double doors, Worcester wall-mounted gas central heating boiler, plumbing for washing machine, space for dryer.

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

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