

6 St Johns Road, Wilmslow
£420,000



Andrew J Nowell
& Company

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6 St Johns Road, Wilmslow

AN ATTRACTIVE EXTENDED AND REMODELLED DETACHED BUNGALOW SET IN A HIGHLY DESIRABLE, QUIET CONVENIENT LOCATION WITH GOOD SIZED SOUTH TO SOUTH WESTERLY GARDEN.

An attractive extended and remodelled detached bungalow set in a desirable, quiet convenient location with good sized south to south westerly garden.

Entrance hall, built-in utility cupboard/room, lounge, living kitchen, 3 bedrooms and a family bathroom.

St Johns Road is located almost equidistant between the centres of Alderley Edge and Wilmslow. Both centres 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 inter-city rail links are close at hand.

6 St Johns Road has been tastefully and carefully remodelled and extended by the current owners. Features of particular note include the living kitchen with living area with vaulted ceiling, glass A-frame and double French doors leading to the rear garden. The kitchen has modern units with integrated appliances. The lounge has a traditional-style fireplace with living flame gas fire and French doors to the rear garden. There are three good sized bedrooms and family bathroom with traditional fittings. The property benefits from 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 after a short distance on the right hand side.

In further detail the accommodation comprises:

COVERED PORCH

With quarry tiled step and downlighting with panelled and glazed front door leading to

ENTRANCE HALL

With central heating radiator.

BUILT-IN UTILITY CUPBOARD/ROOM

With plumbing for washing machine, work surface and wall cupboard.

LOUNGE 13'8 x 12'5 (4.17m x 3.78m)

With traditional-style fireplace with living flame gas fire, double French doors to the rear garden, central heating radiator.

LIVING KITCHEN

KITCHEN AREA 11'9 x 10'9 (3.58m x 3.28m)

With modern base and wall units, work surfaces, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated appliances including Bosch electric double oven, four ring matching gas hob with extractor hood above, integrated dishwasher,

part-tiled walls, central heating radiator, slate tiled flooring. Open to

LIVING/KITCHEN AREA 12' x 9'2 (3.66m x 2.79m)

With vaulted ceiling with two Velux roof windows, glass A-frame with double French doors to rear patio, central heating radiator.

BEDROOM ONE (FRONT) 13'10 x 10'4 (4.22m x 3.15m)

With central heating radiator, built-in walk in wardrobe with hanging fittings, shelves and drawers.

BEDROOM TWO (FRONT) 10'4 x 8'4 (3.15m x 2.54m)

With central heating radiator, walk in wardrobe.

BEDROOM THREE (CENTRE) 11'5 x 10' (3.48m x 3.05m)

With central heating radiator.

FAMILY BATHROOM

With traditional fittings. Panelled bath with mixer tap with shower fittings and glass shower screen, vanity bowl wash hand basin with chrome mixer tap and natural wood double cupboard below, low level wc with integrated cistern, part-tiled walls, chrome central heating towel rail. Downlighting.

OUTSIDE

A resin-bound gravel driveway provides good parking facilities bordered by hedging and fencing. Attractive south to south-westerly rear garden laid out to lawn with four separate seating areas bordered by fencing with large timber shed with power.

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

**Andrew J Nowell
& Company**

Independent Estate Agents & Auctioneers

8 London Road

Alderley Edge

Cheshire

SK9 7JS

Telephone: 01625 585905 Facsimile: 01625 582241

Email: mail@andrewjnowell.co.uk Website:

www.andrewjnowell.co.uk

