

Spring Cottage, 154 Knutsford Road, Wilmslow



Andrew J Nowell
& Company

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Spring Cottage, 154 Knutsford Road, Wilmslow

A CHARMING DOUBLE FRONTED PERIOD SEMI DETACHED PROPERTY TASTEFULLY REFURBISHED SITUATED ALMOST EQUIDISTANT BETWEEN THE CENTRES OF ALDERLEY EDGE AND WILMSLOW

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 first turning left into Brook Lane. Continue along Brook Lane to the mini roundabout turning right towards Wilmslow into Knutsford Road. Continue along Knutsford Road and Spring Cottage will be found on the left hand side.

Arched doorway with panelled front door leading to

ENTRANCE HALL

With tiled flooring, cornicing, traditional style cast iron radiator, oak flooring, staircase to the first floor, door to cellar.

LOUNGE 16'9 x 13' (5.11m x 3.96m)

With bay sash window, traditional style fireplace with cast iron inset with living gas fire and tiled hearth, 2 central heating radiators, café style shutters, cornicing.

SITTING ROOM/DINING ROOM 15'10 x 12'10 (4.83m x 3.91m)

With bay sash window, traditional style cast iron fireplace with open grate and tiled hearth, traditional style cast iron radiator, 2 wall light points, café style shutters, recess with fitted shelving and double cupboard below.

KITCHEN/BREAKFAST ROOM 18'7 x 10'2 (5.66m x 3.10m)

Kitchen area with stone flagged flooring, bespoke traditional style painted base and wall units, deep granite worksurfaces, tiled recess with shelving above and range double oven with 5 burner hob, extractor hood, ceramic one and half bowl single drainer sink unit with mixer tap, integrated Neff dishwasher, low voltage downlighting, matching fitted larder cupboard with shelving.

BREAKFAST AREA/ CONSERVATORY

With UPVC double glazing, traditional style cast iron radiator, polished flooring, low voltage downlighting, staircase to

LOWER CONSERVATORY/SITTING ROOM 17'5 x 9'4 plus recess (5.31m x 2.84m plus recess)

With polished natural wood flooring, UPVC double glazing, 2 cast iron traditional style radiators, double French doors to rear garden.

UTILITY ROOM 10'1 x 4'9 (3.07m x 1.45m)

With stone flagged flooring, traditional style painted units with tall cupboard incorporating integrated fridge and freezer, deep Belfast ceramic sink, granite worksurfaces, washing machine, dryer, further wall mounted cupboard

containing Vaillant gas central heating boiler, low voltage downlighting.

FIRST FLOOR

Which is approached from the main hallway. Landing with cornicing and access to loft, café style shutters, arched sash window.

BEDROOM ONE (FRONT) 14' x 12'10 (4.27m x 3.91m)

With sash window, cast iron fireplace, cornicing, café style shutters, traditional style cast iron radiator.

BEDROOM TWO (FRONT) 14' x 12'10 (4.27m x 3.91m)

With cast iron fireplace, polished natural wood flooring, sash window, traditional style cast iron radiator, built in double wardrobe, café style shutters. Cornicing.

REAR LANDING

BEDROOM THREE 'L' SHAPED 16'3 x 10'2 (4.95m x 3.10m)

With sash window, central heating radiator, low voltage downlighting.

FAMILY BATHROOM 9'7 x 7'6 (2.92m x 2.29m)

With traditional style fittings with ball and claw bath, chrome mixer tap and telephone style shower fittings, low level wc, pedestal wash hand basin, fully tiled shower cubicle with

glass door, large chrome shower head and further hand held shower, ceramic tiled flooring, half panelled walls, central heating towel rail, low voltage downlighting.

LOWER GROUND FLOOR/CELLARS

Approached from the main hallway, with lower hallway with recess under stairs.

ROOM FOUR/SITTING ROOM 11'7x

9'1 (3.53m x 2.77m)

With low voltage downlighting and central heating radiator.

BATHROOM OFF

With tiled panelled bath with chrome mixer tap and telephone style shower fittings, wash hand basin with chrome mixer tap, low level wc with integrated cistern, UPVC double glazed window, chrome central heating towel rail, ceramic tiled floor and walls, low voltage downlighting.

OUTSIDE

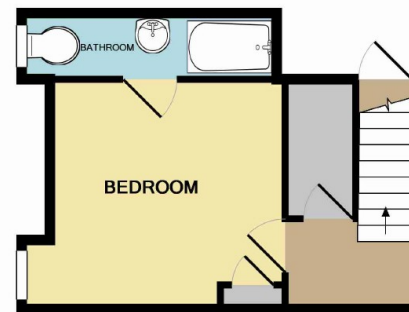
The property is approached by a side driveway with stone sets and brick walling with wrought iron double gates leading to a gravel parking area providing parking for approximately two cars.

Attractive rear garden laid out to stone sets and flagging bordered by brick walling and fencing. Trees and shrubs. Large timber shed.

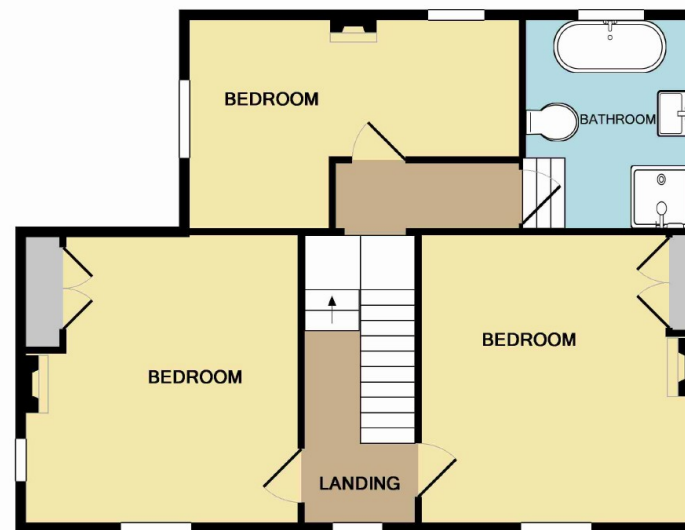
Lower garden/storeroom (incorporated in the house with stable door).



GROUND FLOOR
APPROX. FLOOR
AREA 985 SQ.FT.
(91.5 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 225 SQ.FT.
(20.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 675 SQ.FT.
(62.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1885 SQ.FT. (175.1 SQ.M.)

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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