

The Willow, 45 Adlington Road, Wilmslow



Andrew J Nowell
& Company

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The Willow, 45 Adlington Road, Wilmslow

AN ATTRACTIVE VICTORIAN SEMI-DETACHED FAMILY HOUSE OFFERING WELL BALANCED SPACIOUS FAMILY ACCOMMODATION, TASTEFULLY REFURBISHED AND RESTORED. GOOD SIZED GROUNDS WITH SECLUDED MATURE REAR GARDEN.

The Willow occupies a highly desirable and sought after location on the fringe of Wilmslow centre. Wilmslow, which is within easy access, offers an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants and bars. Local schools are of a very high standard, both public and private and for all ages. The motorway network system, Manchester International Airport, local and commuter rail links are close at hand, with Wilmslow station being on the main line to London.

The Willow is a fine example of a substantial Victorian semi-detached property which has been tastefully remodelled with great care being taken to retain many of its period features such as period fireplaces, panelled doors, cornicing and traditional banister staircase. On the ground floor there are two traditional reception rooms both with period fire places. The attractive living kitchen has French doors leading to the rear garden with bespoke traditional style units and deep granite work surfaces with integrated appliances. Beyond the kitchen there is a utility room and cloakroom with WC. The cellars have been converted to provide two further reception rooms and a store room which are full height with natural light. To the first and second floors there are four

generous bedrooms, three bathrooms with quality fittings and tiling. The Willow has a comprehensive gas heating system. To fully appreciate the charm and appeal a personal inspection is highly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village along the main London Road (A34) towards Wilmslow. Immediately before the railway bridge turn right into Heyes Lane. Continue along Heyes Lane, which becomes Hough Lane, and after approximately two miles proceed straight across the two roundabouts into Adlington Road. Continue along Adlington Road down the hill and up the other side navigating the sharp right hand bend and The Willow will be found on the left hand side after approximately a further quarter of mile.

In further detail the accommodation comprises:

Stone steps leading to front doorway with panelled etched glass front door.

ENTRANCE HALL

With cornicing, traditional staircase leading to first floor, 2 wall light points, central heating radiator, door to cellar.

LOUNGE 18' x 13'10 (5.49m x 4.22m)

With attractive with period marble fireplace

with slate inset and hearth and open grate, bespoke fitted shelving and cupboards in the chimney breast recess, cornicing, bay window, central heating radiator.

DINING ROOM 14'10 x 12' (4.52m x 3.66m)

Period fire place, cast iron inset, slate hearth, bespoke fitted shelving and cupboards in the chimney breast recess, cornicing, central heating radiator.

LIVING KITCHEN 18'5 x 21'2 (5.61m x 6.45m)

With bespoke traditional style painted base and wall units, honed deep granite work surfaces, tiled recess containing Mercury brush steel range oven, tiled recess and extractor hood above, integrated appliances and recess with Samsung American style fridge freezer with ice making machine, matching central island with one-and-a-half-bowl sink and chrome mixer tap, matching honed granite work surface integrated Neff dishwasher and microwave, travertine tiled flooring, downlighting, attractive three-quarter height gothic-style windows with double French doors leading to the rear garden.

UTILITY ROOM 6'10 x 6' (2.08m x 1.83m)

With traditional style base and wall units work

surfaces, stainless steel single drainer sink unit, plumbing for washing machine, Worcester wall mounted gas central heating boiler with time clock, tiled flooring, central heating radiator, separate WC off the utility room,

SEPARATE WC

Low level WC with central heating radiator, tiled floor.

FIRST FLOOR

Approached from the mail hallway.

LANDING

With wall light point, central heating radiator.

MASTER BEDROOM ONE (FRONT)

14'10 x 14' (4.52m x 4.27m)

With period cast iron fire place, central heating radiator.

SHOWER ROOM EN-SUITE

With fully tiled shower cubicle with chrome fittings and glass door, pedestal wash hand basin with chrome mixer tap, low level WC, chrome central heating towel rail, half panelled walls, slate tiled floor.

BEDROOM TWO 15' x 12' (4.57m x 3.66m)

With cast-iron fire place, central heating radiator.

BEDROOM THREE (REAR) 12'9 x 10'2 (3.89m x 3.10m)

With cast iron period fire place, central heating radiator.

BATHROOM EN-SUITE

With traditional fittings including panelled bath with tiled surround, chrome shower fittings above and a glass shower screen, low level WC, pedestal wash hand basin, central heating radiator, tiled flooring, half panelled walls.

SECOND FLOOR

Approached from the main landing.

UPPER LANDING

BEDROOM FOUR 18'4 x 20'5 (5.59m x 6.22m)

With central heating radiator, walk in wardrobe. This would readily convert to two bedrooms.

BATHROOM THREE

With contemporary style fittings and a tiled panel bath including a chrome mixer tap, low level wc with integrated system, vanity wash hand basin with twin chrome mixer taps and cupboard below, chrome central heating towel rail, fully tiled shower cubicle with chrome fittings and glass door, tiled floor and walls.

CELLARS

Which are approached from the main hallway.

LOWER HALLWAY

With central heating radiator, store room off.

FAMILY ROOM 14'7 x 13'2 (4.45m x 4.01m)

With central heating radiator, downlighting.

STUDY 14'6 x 11'4 (4.42m x 3.45m)

With central heating radiator, downlighting.

STORE ROOM UNDERSTAIRS

With wood effect flooring, downlighting,

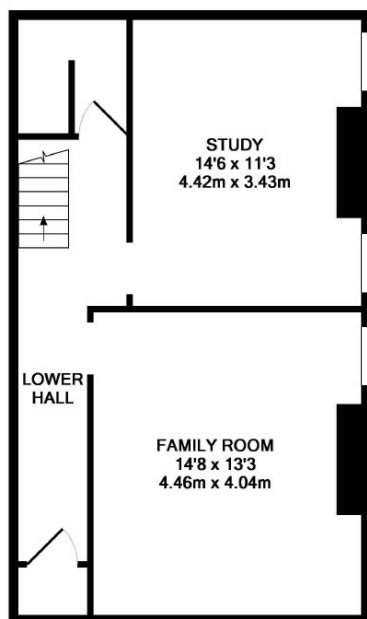
hanging fittings.

OUTSIDE

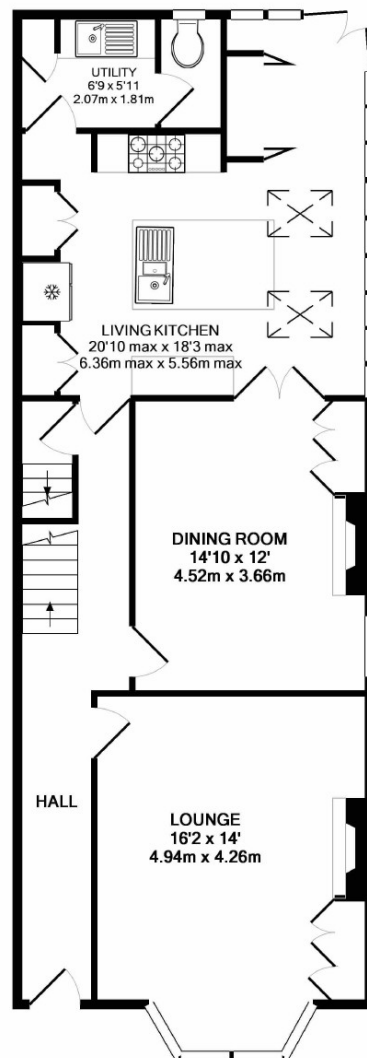
The property is approached via a brick-set driveway providing good parking facilities and leading to the side of the property where there are brick pillars with wrought iron double electric gates leading to an inner brick-set driveway. Good size rear gardens extend to the side and rear with lawns, trees, shrubs, hedging, rear stone flagged patio. Brick outbuilding containing separate WC with washbasin and tiled flooring, further storage/utility outbuilding with deep ceramic Belfast sink and plumbing for washing machine. Further stone-flagged patio bordered by stone sets.

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

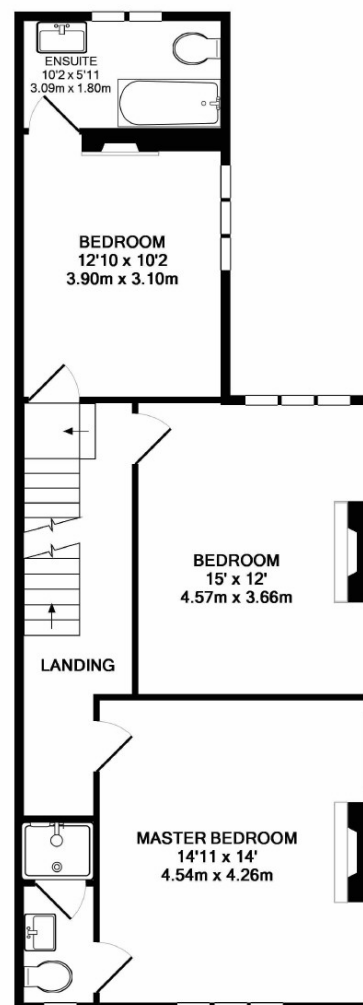
VACANT POSSESSION UPON
COMPLETION



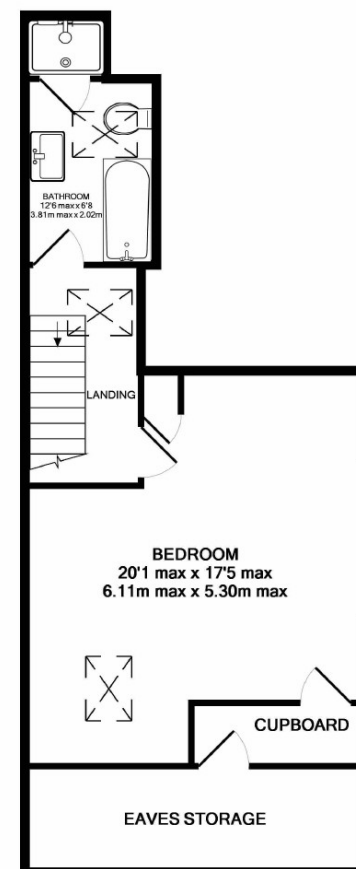
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 914 SQ.FT.
(84.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 754 SQ.FT.
(70.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2754 SQ.FT. (255.9 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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