

42 Knutsford Road, Wilmslow, Cheshire, SK9 6JB

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An imposing and breathtaking period semi detached family home, set in a prime South Wilmslow location, with an outstanding array of accommodation finished to the highest standard throughout. Offering a perfect blend of period features and beautiful contemporary fittings, this superb family home has a lot to offer the discerning purchaser. Set behind an electric gated private driveway to the front, and a large landscaped rear garden.

The accommodation comprises briefly; Entrance hallway, lounge, dining room, family room, stunning dining kitchen with cathedral style window and vaulted ceiling, cloakroom, wc, utility room and basement rooms. To the first floor there is a master bedroom with a walk in dressing room and en-suite bathroom, second bedroom with en-suite and balcony, Fifth bedroom/study and to the second floor are two further large bedrooms, an inner hallway, bathroom and an eaves storage room.

Externally as previously mentioned, the property is set behind electric gates and provides off road parking for several cars. To the rear is a landscaped garden with paved patio area to the rear of the house and at the end of the garden is a raised decking area with hot tub and summer house.

Viewing is highly recommended to appreciate the stunning range of accommodation and features that this house has to offer.

Ground Floor

Entrance Hall: Original timber front door with stained inserts, stained glass window to front, recessed ceiling lighting, original picture rails, ceiling cornicing, stairs to first floor, laminate floor, under stairs cloaks cupboard.

Lounge: 16' 2" x 15' 5" (4.93m x 4.70m) Feature secondary double glazed bay window to front, two radiators, original cast iron fireplace with timber surround and mantle, ceiling cornicing, recessed ceiling lighting, integrated audio system to incorporate recessed ceiling speakers, projector mount and screen mount.

Dining Room: 19' 10" x 12' 2" (6.05m x 3.71m) Feature fireplace with timber surround and marble hearth, double glazed French windows to garden, two radiators, recess ceiling lighting, integrated audio system.

Family Room: 20' 11" x 11' 4" (6.38m x 3.45m) Recessed fireplace with cast iron log burning stove, recess ceiling lighting, television aerial point, integrated audio system, radiator, telephone point, window to side, Opening to:

Dining Kitchen: 28' x 21' 9" (8.53m x 6.63m) Fitted with an excellent range of base and wall units with work surfaces over, mosaic tiled splash backs, five ring gas hob with extractor hood over, electric oven and grill, island with twin bowl sink unit, seven Velux windows, television aerial point,

audio system, under floor heating, tiled floor, exposed beams, two French doors to rear garden, cathedral style window.

Cloakroom: Spotlights, built in shoe cupboard, pedestal wash hand basin with vanity unit below, tiled flooring. Door to wc.

WC: Low level wc, double glazed window to side, recessed ceiling lighting, handrail with steps down to utility room.

Lower Ground Floor

Utility Room: Fitted base units with work surface over, inset stainless steel sink unit, wall mounted units, space for washing machine and dryer, space for fridge, tiled floor, recessed ceiling lighting.

Basement Room: Gas central heating boiler, water cylinder, additional storage cupboard.

First Floor

Landing: Recessed ceiling, stairs to second floor, picture rail, ceiling cornicing.

Master Bedroom: 16' 1" x 13' 9" (4.90m x 4.19m) Timber bay window to front with secondary glazing, feature cast iron fireplace, two radiators, picture rails, ceiling cornicing, recessed ceiling lighting, integrated audio system, television aerial point. Door to dressing room.

Dressing Room: Window to side, radiator, built in storage units with drawers. Opening to en-suite.

En-suite Bathroom: Fitted with a four piece suite comprising freestanding bath with contemporary mixer tap, low level wc, his and hers wash hand basins, open shower unit with glass screen and chrome shower unit with secondary attachment, heated towel rail, frosted window to side, tiled floor and walls, extractor fan, integrated audio system, recessed ceiling lighting, wall recess with mirror and down lighting, shaver point.

Bedroom 2: 14' 6" x 11' 1" (4.42m x 3.38m) Timber French doors onto balcony, feature cast iron fireplace, ceiling cornicing, recessed ceiling lighting, television aerial point. Door to:

En-suite Bathroom: Fitted with a three piece suite comprising panelled bath and shower over, pedestal wash hand basin, low level wc, part tiled walls, tiled floor, heated towel rail, recessed ceiling lights, timber sash window to rear.

Study/Bedroom 5 3: 9' 3" x 6' 3" (2.82m x 1.91m) Timber sash window to front, recessed ceiling lights.

Second Floor

Landing: Double glazed Velux window, ceiling spotlights.

Eaves Storage Room: Double glazed Velux window, stripped wood floor

Bedroom 3: 13' 8" x 13' (4.17m x 3.96m) Double glazed window to front, television aerial point, spotlights, built in wardrobe/storage cupboard, radiator.

Inner Hallway: Two built in storage cupboards, spotlights

Bathroom: Fitted with a three piece suite comprising panelled bath, low level wc, pedestal wash hand basin, tiled floor and walls, Velux window, towel rail, spotlights.

Bedroom 4: 13' 10" x 11' 5" (4.22m x 3.48m) (restricted head height)
Window to rear with secondary glazing, radiator, spotlight.

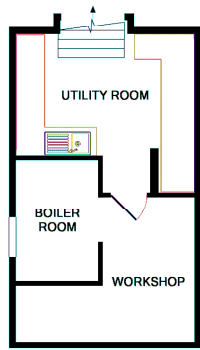
Outside

Garden: There is a private gated driveway to the front providing ample off road parking whilst to the rear there is a large landscaped rear garden mainly laid to lawn with mature shrub bed borders.

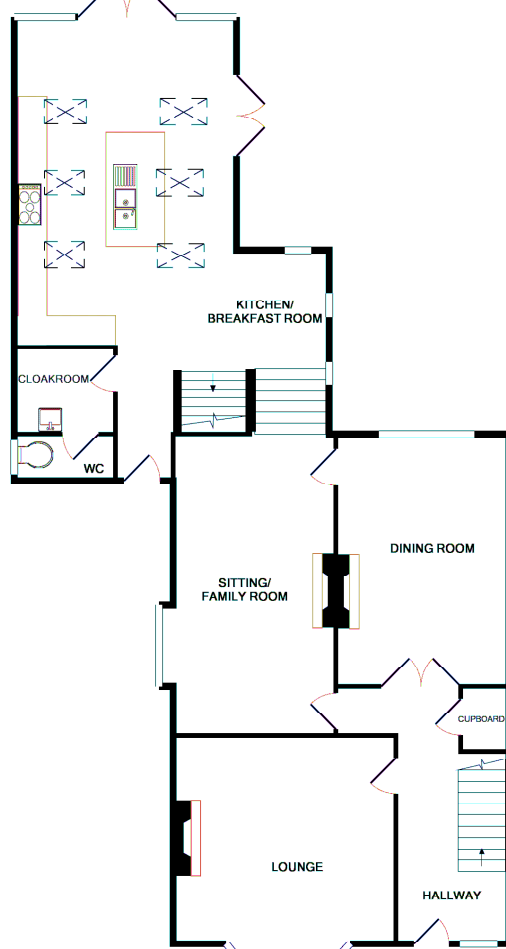
Location: The property is conveniently equidistant between Wilmslow and Alderley Edge, the village centre of which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveler the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsbury's. Manchester International Airport is only a short drive away.

Directions: From our Alderley Edge office proceed along Alderley Road to the Kings Arms roundabout. Take the second exit into Knutsford Road and the property will be found on the right hand side.

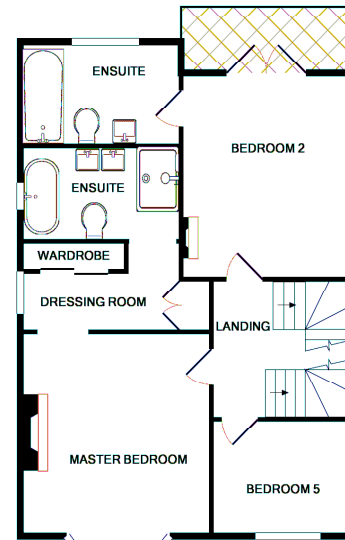




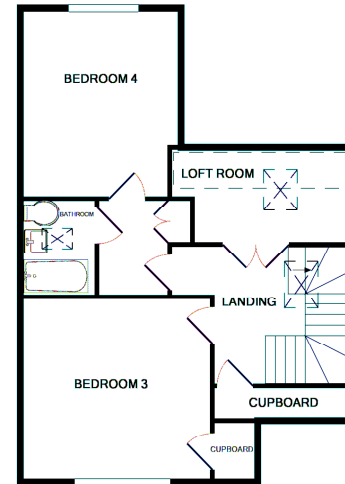
BASEMENT LEVEL



GROUND FLOOR



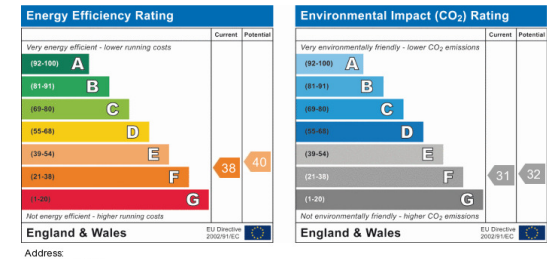
1ST FLOOR



2ND FLOOR



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All measurements are approximate

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