

15 Manor Close
Wilmslow



Guide Price £995,000

Andrew J Nowell
& Company



15 Manor Close, Wilmslow, SK9 5PX

A spacious and extended detached family home situated on this popular cul-de-sac in Pownall Park.

- Over 2,200 sq.ft
- Landscaped Garden
- Five Bedrooms
- Open Plan Living

A spacious and versatile family residence which has been significantly renovated and remodelled by the current owners.

The standout feature of this home is the large open plan living kitchen. This bright and airy room extends to over 500 square feet of the downstairs accommodation and has a charming outlook onto the rear garden through a set of wooden bi-folding doors with Oak flooring throughout. The kitchen has contemporary units with quartz worksurfaces and integrated NEFF appliances, the dining area has underfloor heating and four Velux windows flooding this area with natural light.

In addition, on the ground floor is the living room with inglenook fireplace, study/playroom, large utility room, downstairs WC and garage with electric car charger.

To the first floor is a spacious principal suite with ample built-in wardrobes and en-suite bathroom with free standing bath and shower. There are four further well-proportioned bedrooms and the family bathroom.







Externally the property is approached via a stone flagged driveway offering ample off-road parking. To the rear is an immaculately landscaped private rear garden with large lawn, stone flagged patios and mature trees and planted borders.

Situated within walking distance of Wilmslow Town Centre and the popular Carrs Country Park. The town centre offers everything for day to day needs along with the train station with links to Manchester and London.

Important Information

What 3 Words – [///actors.gifted.occupy](http://actors.gifted.occupy)

Council Tax – Cheshire East Band F

EPC Rating – C (72/79)

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very Low Risk of Flooding

Broadband**: Ultrafast broadband available at the property

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* Information provided by GOV.UK

**Information provided by Ofcom checker.

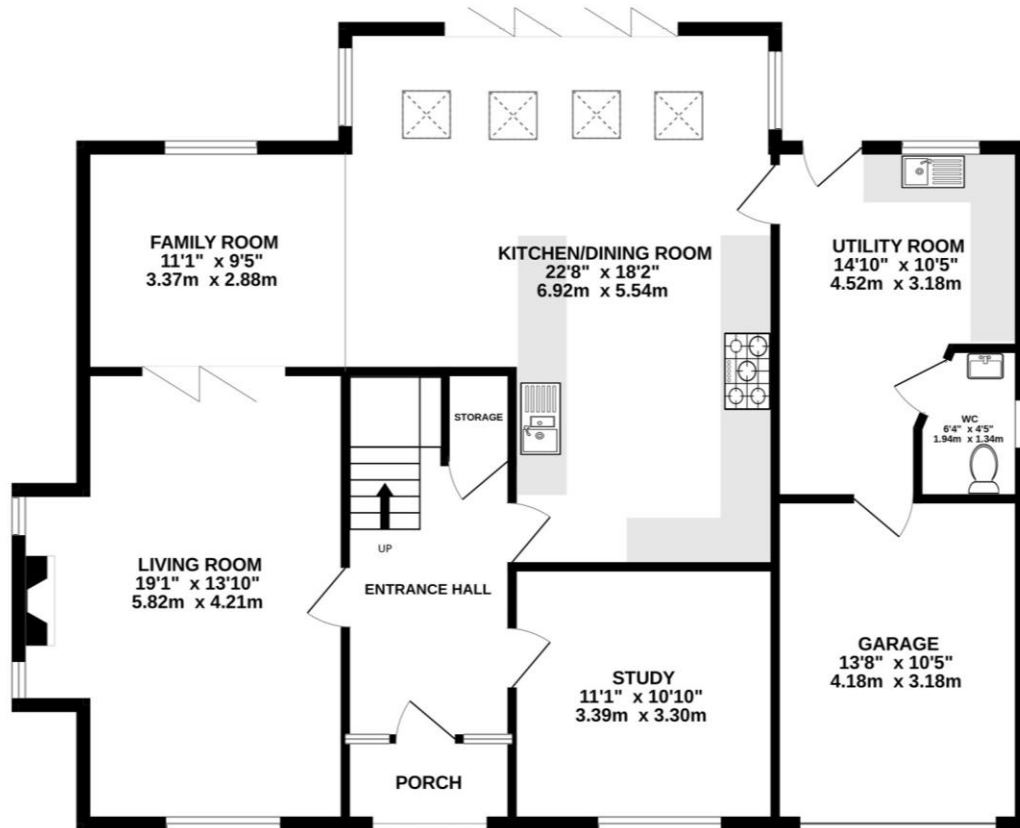
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



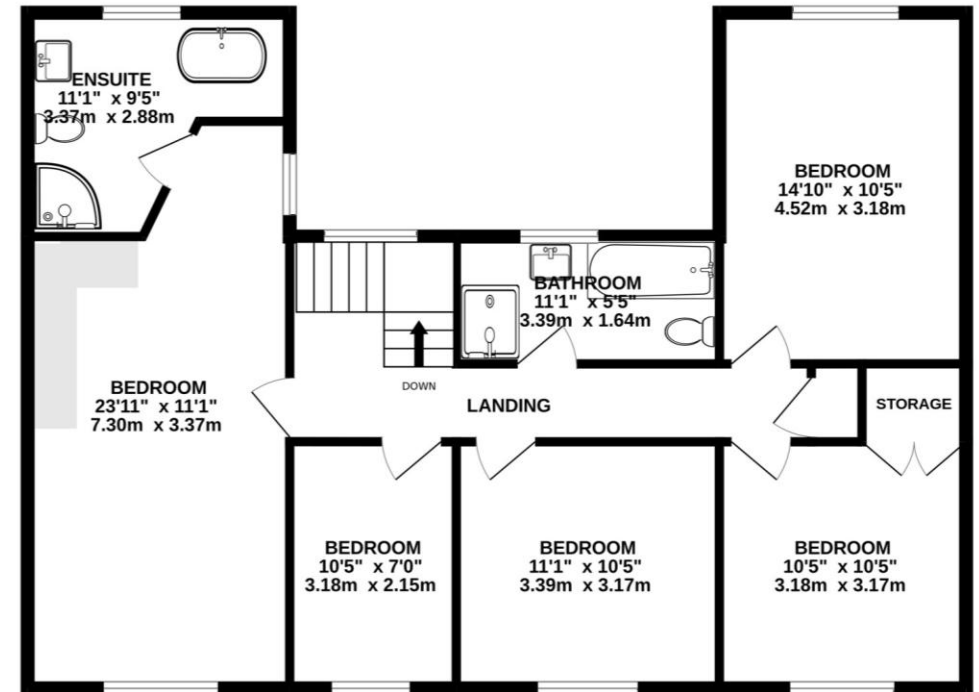
TOTAL FLOOR AREA : 2202 sq.ft. (204.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GROUND FLOOR
1243 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
960 sq.ft. (89.2 sq.m.) approx.

8 London Road, Alderley Edge, Cheshire SK9 7JS
Email: mail@andrewjnowell.co.uk

T 01625 585905
www.andrewjnowell.co.uk

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