

# Fairfield House

Wilmslow

Guide Price £1,100,000

Andrew J Nowell  
& Company







## Fairfield House, 96 Altrincham Road, Wilmslow, SK9 5NG

An extremely attractive re-modelled period detached family home with large mature rear garden backing onto parkland.

- Four Bedrooms
- Three Bathrooms
- Views over parkland
- Off Road Parking

Fairfield House has been carefully and tastefully extended and remodelled offering well balanced spacious family accommodation.

To the ground floor the impressive dining kitchen with high quality bespoke units, deep quartz work surfaces, Quooker hot tap and integrated appliances. There are double doors leading to the garden/family room with glass roof and Italian porcelain tile flooring with underfloor heating. The two principal formal reception rooms both have traditional style fireplaces, one with a gas fire and one with an open fire. Further period features include leaded stained-glass windows and attractive panelled front door with etched glass and high ceilings throughout.

To the first and second floor there are four generous bedrooms. The en-suite bathroom off the principal bedroom, has quality contemporary fittings and bespoke tiling. The family and guest room en-suite bathrooms have contemporary fittings. The upper floor comprises of bedroom four and the home office/bedroom five.







Externally is a resin driveway providing off road parking. The main extent of the grounds are to the rear, which are extremely secluded, with three stone flagged patios, trees, shrubs and hedging, attractive large dining and seating terrace with glazed balustrade, 2 useful sheds to the side.

Fairfield House occupies a desirable location within a few minutes' walk from Wilmslow village centre and Gorse Bank Primary School. Wilmslow offers a good range for shopping including stylish boutiques and fine restaurants. The area is renowned for its excellent local and private schooling with attractive walks including Lindow Common, the adjoining Carnival Field and the Bollin Valley parkland known as The Carrs. The railway station offers good rail links to Manchester and London.



### Important Information

What 3 Words – [///songs.wings.forms](https://www.what3words.com/songs.wings.forms)

Council Tax – Band F

EPC Rating – E (52/73)

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk\*: Very low flood risk

Broadband\*\*: Ultrafast available

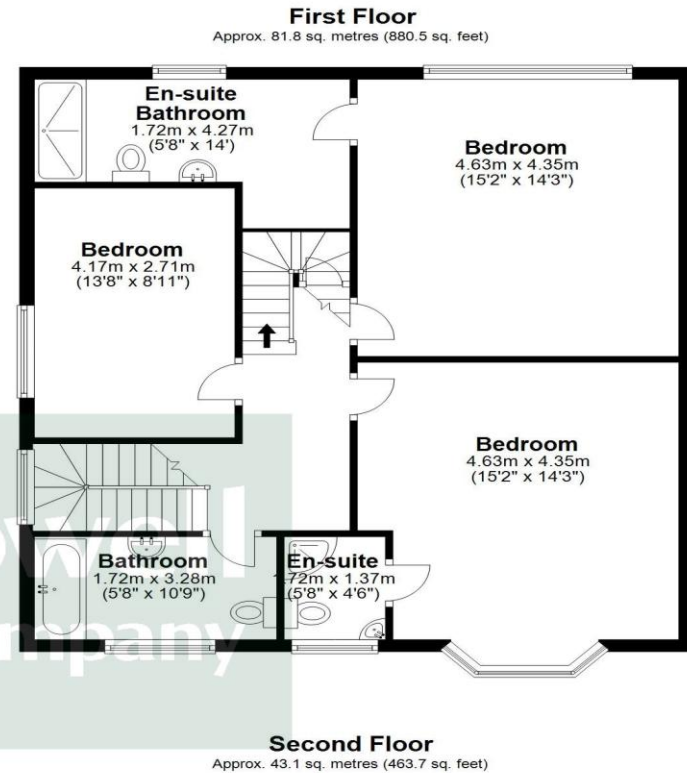
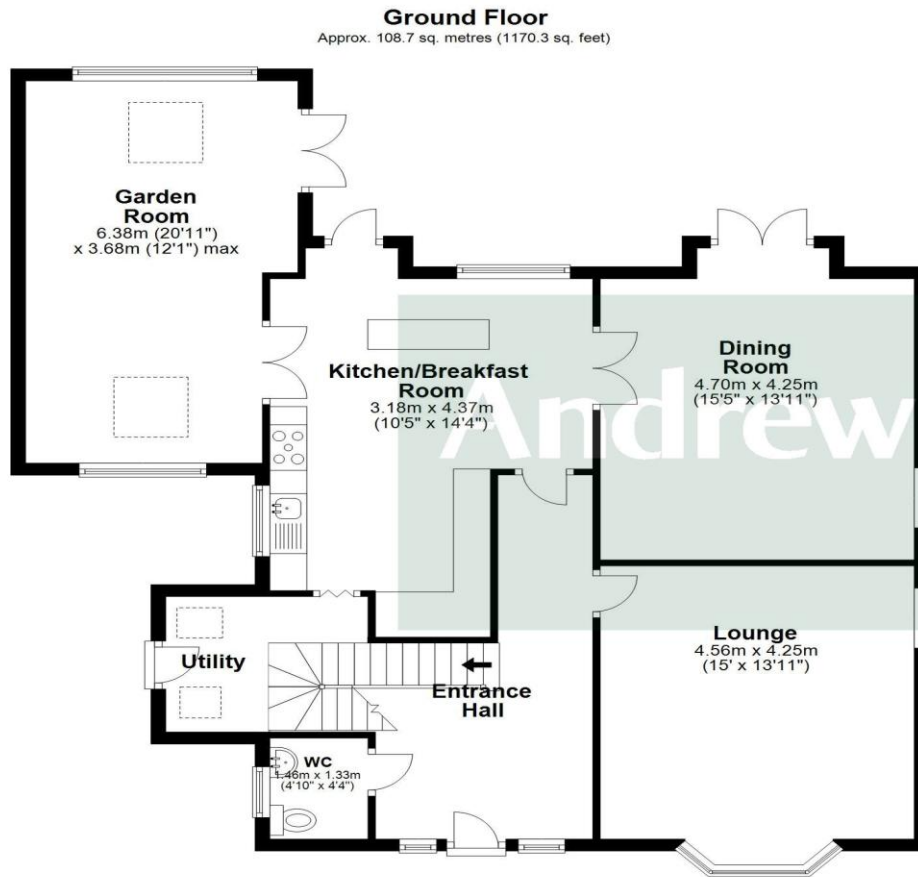
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) Good outdoor, variable in home usage

\* 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 area: approx. 233.6 sq. metres (2514.6 sq. feet)

For Illustrative Purposes Only. Not to scale.  
Plan produced using PlanUp.

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