



*jordan fishwick*

26 Hawthorn Walk, SK9 5BS  
Guide Price £579,950



## Hawthorn Walk Wilmslow SK9 5BS

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Located in walking distance of Wilmslow town centre, this beautifully presented extended three bedroom Period property boasts a fabulous array of modern interior design whilst being sympathetic to the era offering a stylish balance. Wilmslow town centre offers a wide variety of local amenities, excellent schools, parks and Wilmslow train station offers direct access to both Manchester City Centre and London Euston. Internally the property consists of spacious and well proportioned accommodation featuring an entrance hallway with staircase to the first floor. An internal oak door provides access to a large open plan living, dining and kitchen area which is seamlessly connected via a striking polished solid stone floor. The living room features a wood burning stove with bespoke fitted storage and shelving to the alcove recesses. The dining area leads directly through to the kitchen and also benefits from a wood burning stove with oak display mantle. The kitchen has been fitted with a quality range of white matching base and wall units with solid butcher block work surfaces and striking mosaic tiled splashback. There are several integrated appliances and a Velux ceiling skylight providing natural light and UPVC double glazed French doors lead to the rear garden. Furthermore there is a separate home office/study downstairs W.C and practical utility room, fitted with base and wall units, ceramic sink, tiled floor and space for additional kitchen appliances. Located on the first floor there are three well proportioned bedrooms with the principal bedroom benefiting from feature plantation shutters, original cast iron style fireplace, fitted wardrobes, exposed varnished traditional floorboards and a luxury ensuite shower room with stylish black trim shower enclosure and matching black sanitary wear. The family bathroom adds a further touch of luxury with a stylish and modern bathroom suite with vanity storage unit with circular countertop basin.



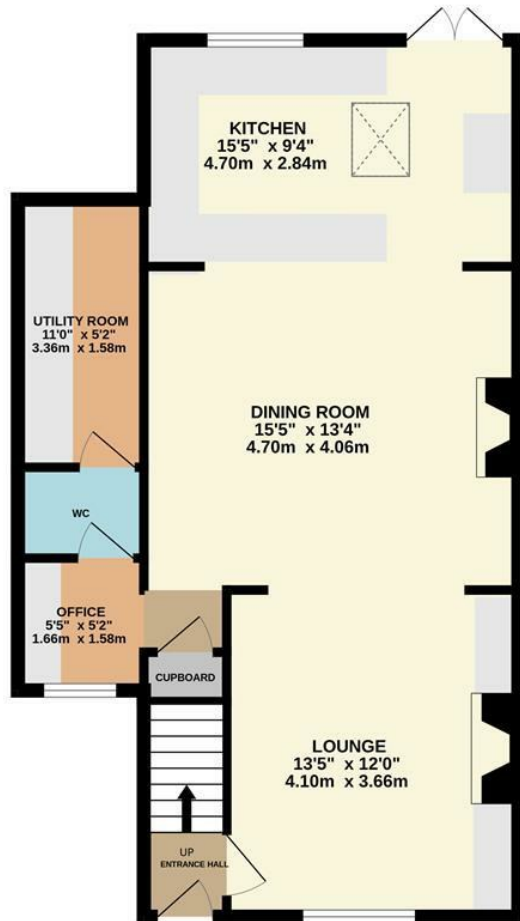
Externally to the rear of the property, there is a landscaped garden with paved patio, artificial lawn for all year round use and raised borders, whilst to the front of the property there is a paved driveway providing off-road parking and on street parking (residents permit parking).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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