



**jordanfishwick**

90 ADLINGTON ROAD WILMSLOW SK9 2BT  
Guide Price £575,000

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'Willowdene' is a beautifully presented two bedroom historic COTTAGE located on Adlington Road in Wilmslow, Cheshire. Set on the southerly side of Adlington Road the cottage stands in established gardens with far reaching views to the woodlands and farm land beyond. Although enjoying such picturesque surroundings the central area of Wilmslow and main line train station are only a short drive away. The property has a large side plot with ample off road parking and a detached brick built garage. To the rear the stunning garden comprises a beautiful pond which makes for a the most picturesque view and a stunning focal point. Internally the property has a large living room with central spiral staircase leading to the bedrooms and bathroom. The large wood burning stove set within the brick fireplace creates a central focal point. The modern fitted kitchen has a range of integrated appliances and ample space for a dining table and chair set.

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the first set of traffic lights. Keep to the right of Barclays Bank and at the next set of lights turn right onto Station Road, which in turn becomes Macclesfield Road. At the mini roundabout turn left onto Adlington Road and after some distance the property will be found on the right hand side.

Living Room

18'3" x 16'9"  
Wooden double glazed window to front, double glazed French doors leading to the rear garden and patio, television aerial point, feature impressive Wood burning stove, radiator, storage cupboard and spiral staircase to the first floor.

Kitchen Diner

18'3" x 10'7"  
A beautiful kitchen fitted with a range of base and wall units with complementary work surfaces over, one and a half bowl stainless steel sink unit, five ring gas hob with extractor hood over, integrated double oven, space for dishwasher, integrated washing machine, integrated fridge and freezer, wall mounted gas combination boiler, tiled floor, halogen ceiling spotlights, external door to side aspect leading to the driveway.

First Floor Landing

Double glazed window to front, radiator and halogen ceiling spotlights.

Bedroom One

10'7" x 7'6"  
Double bedroom with dual aspect views to the front and rear with double glazed windows, built in wardrobes for storage, radiator, double glazed door leading to the balcony area with views over the rear garden and television aerial point.

Bedroom Two

13'8" x 7'6"  
Double glazed windows with dual aspect views to the front and rear, cupboard suitable for shelving and further built in wardrobe.

Bathroom

Fitted with a three piece suite comprising low level wc with push button flush, moulded vanity wash hand basin with storage under, panelled bath with shower over, part tiled walls, tiled floor, heated towel rail, double glazed window to rear and loft access.

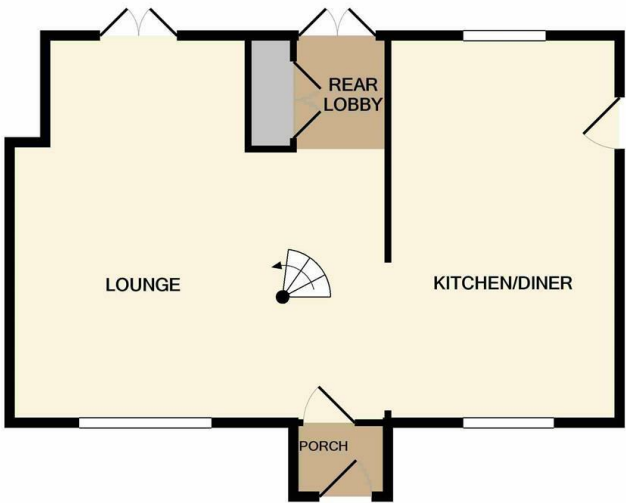
OUTSIDE

Detached Garage

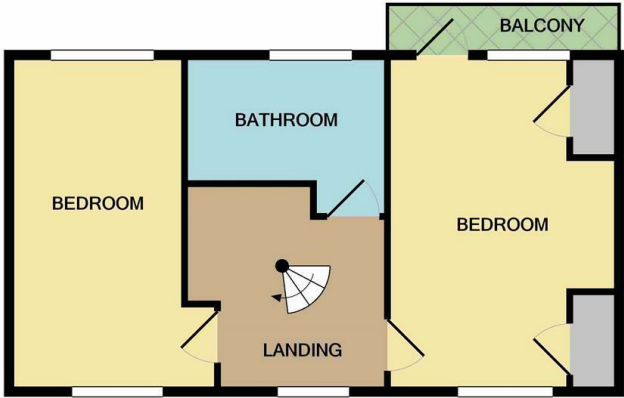
Brick built with up and over door.

Garden

To the front of the property the driveway provides off road parking for a number of vehicles. To the rear there is a paved patio area with views over the rear garden and the stunning pond area. Outside water tap, storage shed and side gate to front driveway.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>68</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC