



**Jordan fishwick**

34 GRANGE PARK AVENUE WILMSLOW SK9 4AJ  
**Guide Price £749,950**

## 34 GRANGE PARK AVENUE WILMSLOW SK9 4AJ

No Vendor Chain. Located within walking distance of Wilmslow town centre this stunning four bedroom extended detached property benefits from its excellent location being situated within a highly desirable area of Wilmslow and also close to the Carrs Country Park. This stylish property comprises in brief a welcoming entrance hallway with modern oak internal doors, parquet flooring and a downstairs WC. The well proportioned living room has a feature gas fireplace and a set of sliding double doors which lead to the large open plan kitchen dining and family space. This impressive, highly sociable and extended room consists of three distinct areas. The kitchen is fitted with a modern range of stylish matching eye level and base units with quality quartz work surfaces which also form a useful breakfast bar area. There is space for a range oven and an integrated dishwasher, fridge and freezer. The dining space has ample room for a dining table and chair set with views via a set of sliding patio door through to the garden and conservatory/sunroom. Due to the size of this open plan space there is also a comfortable reading area. There is a highly useful downstairs study room with ample fitted furniture offering that private work from home space. The sunroom makes an ideal extra reception room for those perfect sunny days. The handy utility room provides space for both washing machine and tumble dryer. Located on the first floor there are four well proportioned bedrooms with a family bathroom which comprises a three-piece white suite. Externally to the rear of the property the landscaped garden is immaculately presented, enclosed to the perimeter, laid mainly to lawn with two separate patios and a mature range of borders, including a palm tree. To the front of the property there is a blocked paved driveway providing off-road parking for a number of vehicles and a further lawned garden. The garage which has up and over doors and is suitable for storage.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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- No Vendor Chain
- Four Bedroom Extended Home
- Desirable Location
- Open Plan Kitchen / Living / Diner
- Immaculate Private Rear Garden
- Off Road Parking
- Three Reception Rooms



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

01625 532000

wilmslow@jordanfishwick.co.uk

www.jordanfishwick.co.uk