



Jordan fishwick

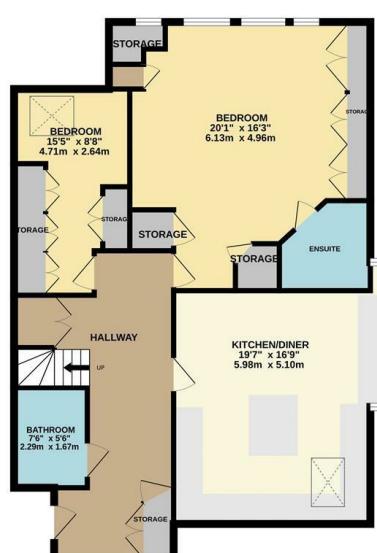
14 HAWTHORN GREEN KENNERLEYS LANE WILMSLOW SK9
Guide Price £509,950

14 HAWTHORN GREEN KENNERLEYS LANE WILMSLOW SK9 5EQ

NO CHAIN. This exceptional two bedroom modern Duplex penthouse apartment within the prestigious Hawthorn Green development offers generously proportioned and beautifully appointed accommodation throughout. Positioned within the heart of Wilmslow town centre this property offers arguably one of the finest panoramic views of Wilmslow and the far-reaching Peak District whilst having an outlook onto the neighbouring Bowling Green. Hawthorn Green is a well-kept and managed development with the owners enjoying ownership of the freehold. With the assistance of Fords Residential Management, the owners have direct influence on the general upkeep of the development ensuring very high standards are kept. In brief, this duplex apartment is positioned over the third and fourth floors with lift access from the communal entrance hall. Apartment 14's accommodation comprises two private entrance hallways located on the third and fourth floors. Worthy of a mention are the several and useful storage cupboards, both privately within the apartment and communally. There is a large living room with vaulted ceiling offering panoramic views of the Wilmslow skyline. A large modern fitted quality 'Miele' kitchen with several integrated 'Miele' appliances. The kitchen diner is a large, open plan and sociable space. The master bedroom is generously proportioned measuring 6m x 4.4m and is well appointed with ample fitted bedroom furniture, bespoke plantation shutters, and an ensuite shower room. Additionally, the property benefits from a stylish and modern bathroom, whilst having a separate WC located on the second floor of the duplex. Externally the property benefits from well-maintained and manicured gardens and a gated private secure residents car park with one allocated parking space. There is a secondary visitors car park offering additional parking. Recently installed video entry system offers additional peace of mind and security for the residents. NO PETS.



GROUND FLOOR DUPLEX



1ST FLOOR DUPLEX



Measurements are approximate. Not to scale. Illustrative purposes only.
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- Penthouse Apartment
- Duplex living (over two floors)
- Stunning Views
- Central Wilmslow Location
- Secure Allocated parking
- Stylish and modern throughout
- No Chain
- EV charging Points in residents car park



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			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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