



jordan fishwick

8 Princess Road, SK9 6LD
Offers In Excess Of £750,000



Princess Road Wilmslow SK9 6LD

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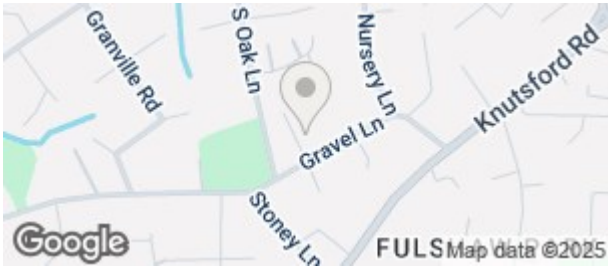


An immaculately presented and spacious five bedroom Victorian semi-detached property situated on highly desirable Princess Road, a residential cul-de-sac off Gravel Lane which is within easy walking distance of Wilmslow town centre. Boasting approximately 1700 ft.² of highly useable and versatile internal accommodation over four floors, the property features an abundance of charming period character features complemented by contemporary and modern styling. The property is also within walking distance of the ever popular and Ofsted Outstanding Ashdene Primary School. Internally the property comprises: to the ground floor an entrance hallway with built-in storage, comfortable living room with exposed traditional floorboards, period sash windows and a feature working fireplace. There is a spacious open plan kitchen and dining space to the rear of the property with windows to the perimeter providing dual aspects and a source of natural light. The dining area features a wood burning stove, further exposed floorboards with a large opening leading through to the kitchen. The kitchen is generously proportioned being fitted with a range of quality, base and eye level units with complementary granite work surfaces, range oven and traditional Belfast sink unit to complete. A set of sliding bifold doors reveal the rear garden and additional internal door leads to the cellar conversion. The cellar has been fully converted providing further accommodation which includes a utility room, stylish wet room with WC and shower and a versatile reception room/bedroom five with UPVC double glazed patio doors and fitted mirrored wardrobes with sliding doors. Located on the first floor there are three well proportioned double bedrooms and the modern family bathroom. A staircase leads to the second floor principal bedroom. This impressive bedroom suite is light and airy and offers a real wow factor.



- Victorian Semi Detached Property
- Fantastic and Highly Desirable Location
- Five Bedrooms Over Four Floors
- Character and Period Features Throughout
- Stunning Principle Bedroom
- Spacious Roof Terrace with Sitting area
- Converted Basement
- Sunny back garden with decking area
- Off Road Parking for two vehicles
- Catchment for Ashdene Primary school

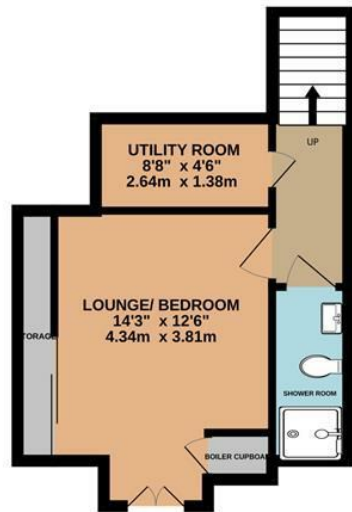
Additionally this spectacular bedroom also has an open whilst private ensuite area boasting a standalone roll top bath, two oversized Velux ceiling skylights and a set of sliding patio doors revealing the roof terrace this principle bedroom is spectacular. The roof terrace is sizable and more than a balcony with ample space for outdoor furniture and benefiting from uninterrupted and pleasant garden and rooftop views of the local area. To the rear of the property there is a low maintenance and sunny garden with raised deck patio offering ample space for alfresco dining and an artificial lawn offering an all year round maintenance free space with secure perimeter fencing and two external timber storage sheds. To the front of the property, there is a paved double driveway providing off road parking for two vehicles.



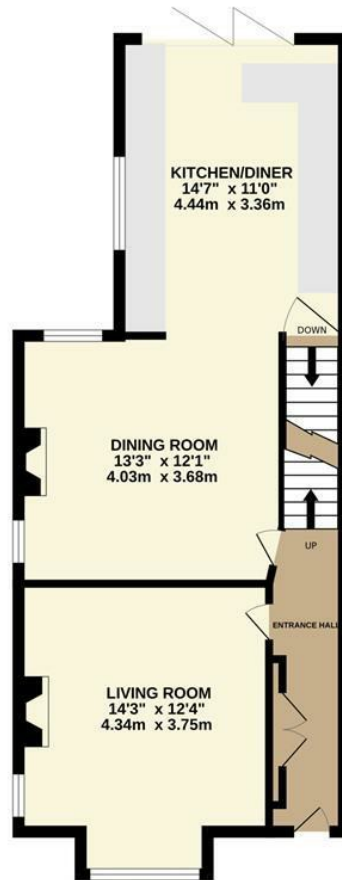
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D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



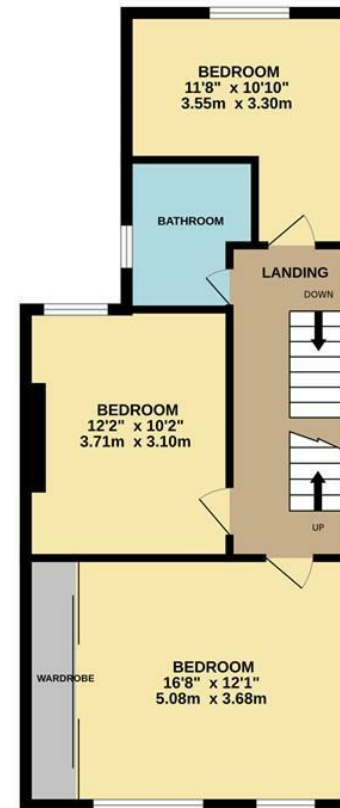
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1717sq.ft. (159.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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