



15 Fisherwick Close,  
Whittington WS14 9PD

Downes & Daughters  
ESTATE AGENCY

## 15 Fisherwick Close, Whittington WS14 9PD £375,000

A wonderful opportunity to acquire a detached family home in a quiet 'end of cul de sac' position, boasting a good size garden on this popular residential estate. Falling within the Whittington Primary and King Edward's catchment areas and offered for sale with no onward chain, this freehold property has been partially updated with the addition of two stylishly refitted shower rooms and offers enormous future potential to create a sumptuous 'forever home'. The current accommodation is flooded with natural light and the ground floor comprises: an entrance hallway, spacious double aspect living room and dining room with access to the garden, a contemporary ground floor shower room, boiler room and kitchen whilst the first floor boasts three bedrooms, all with built in wardrobes and a refitted family shower room. Outside, the position and shape of the plot widens to the rear creating a wider than normal rear garden which is laid to lawn with a patio seating area and a useful side storage space. This attractive package is then completed with a block paved private driveway with stylishly planted borders and a storage garage.

Viewing is essential to fully appreciate the attractive nature of this property, the plot on which it sits and the enviable position within the road.

### GROUND FLOOR

Entrance Hallway • Living Room Opening In To... • Dining Room With Access To Rear Garden • Refitted Contemporary Ground Floor Shower Room • Boiler Room With Recently Fitted Worcester Combi Boiler • Kitchen

### FIRST FLOOR

Landing • Principal Bedroom (built in wardrobe) • Bedroom Two (built in wardrobe) • Bedroom Three (built in wardrobe) • Refitted Contemporary Shower Room

### OUTSIDE

Private Driveway Parking • Stylishly Planted Borders • Gated Side Access • Storage Garage • Impressive Lawned Rear Garden • Patio Seating Area • Hedge & Fence Boundaries • Useful Side Storage Area

### FURTHER INFORMATION

Freehold (please confirm with solicitor) • Council Tax Band D • No Onward Chain • King Edward's Catchment • Gas Central Heating • Upvc Double Glazing





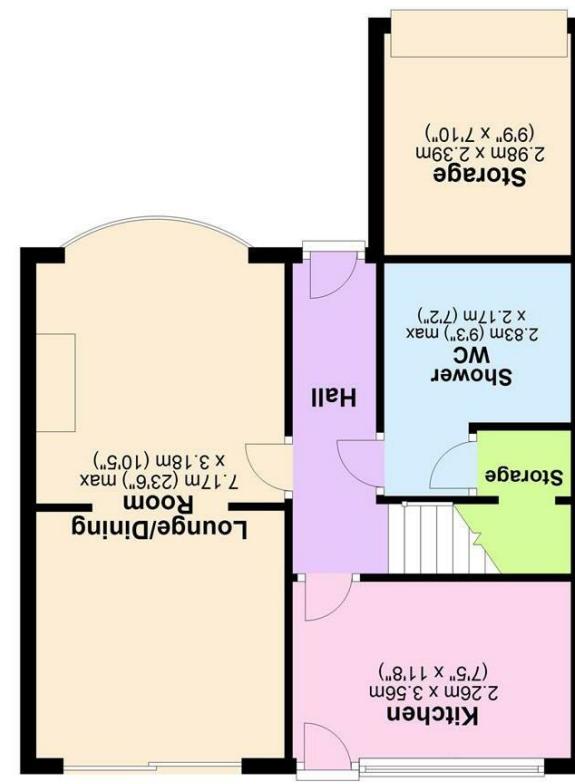


[www.downesanddawhers.co.uk](http://www.downesanddawhers.co.uk)

5 Main Street, Whittonstall, Staf. WS14 9JU | Tel: 01543 432 099



Total area: approx. 93.5 sq. metres (1006.0 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Very poor	A
Poor	B
Fair	C
Good	D
Very good	E
Excellent	F
Very excellent	G

Energy Efficiency Rating: 2002/9/EC

Very poor - Poorer than average code

Poor - Average code

Fair - Better than average code

Good - Much better than average code

Very good - Very good code

Excellent - Excellent code

Very excellent - Higher than average code