



20 ARLINGTON CRESCENT WILMSLOW SK9 6BJ

AVAILABLE END APRIL- PART FURNISHED - INTERNAL VIEWING ESSENTIAL

Enjoying a popular location on this quiet road and within easy reach of local shops and excellent local primary schools is this attractive detached family home.

Being within walking distance of Wilmslow town centre and the train station along with three good sized double bedrooms and well proportioned accommodation throughout make this spacious family home an attractive choice for the growing family.

The ground floor in brief comprises: entrance hallway, living room, dining room, modern kitchen and a utility room.

To the first floor three double bedrooms two with fitted wardrobes and a contemporary bathroom suite.

To the front of the property there is a driveway which provides off road parking and leads to the attached single garage and there is a fully enclosed rear garden with lawn and patio area.

Contact Wilmslow 01625 536300 £1850.00pcm

Directions

From our Wilmslow office proceed in a southerly direction along Alderley Road to the Kings Arms roundabout. Take the third exit into Bedells Lane and turn left at the cross roads into Chapel Lane. Continue past the shops and Chapel Lane becomes Moor Lane. Continue along Moor Lane and turn right into Arlington Way and first left into Arlington Crescent.

Entrance Hallway

A welcoming entrance hall with uPVC double glazed front door, storage cupboard housing alarm panel, radiator, staircase with spindled balustrade to first floor accommodation. Oak glazed doors to living room and kitchen.

Living Room

10'2" recess x 16'2"

A generously proportioned reception room with feature marble fire surround and inset gas fire, ceiling coving, uPVC double glazed window to front aspect, radiator.

Dining Room

10'2" x 9'4"

Radiator, sliding double glazed door opens to rear garden, ceiling coving. Wooden door with glazed inserts leads to kitchen.

Kitchen

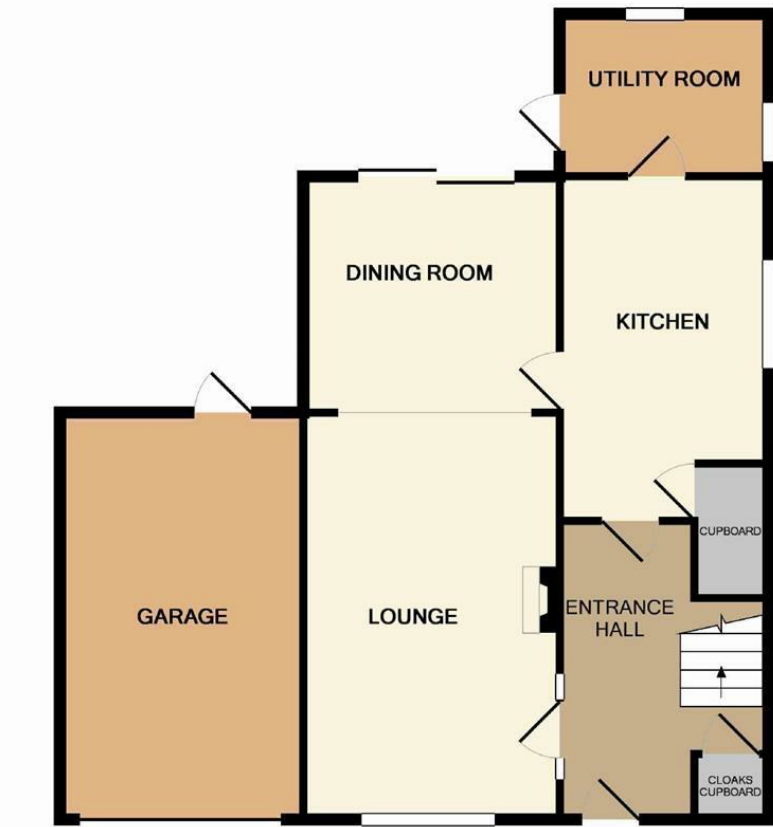
13'8" x 9'1"

Fitted with a contemporary fitted kitchen with a range of base and wall units with roll top work surfaces over, single sink unit with mixer tap and drainer, fitted oven and four ring electric hob, attractive tiled floor, recessed spotlights, uPVC double glazed window to side, fitted cupboard housing the gas combi boiler. UPVC door providing access to the utility.

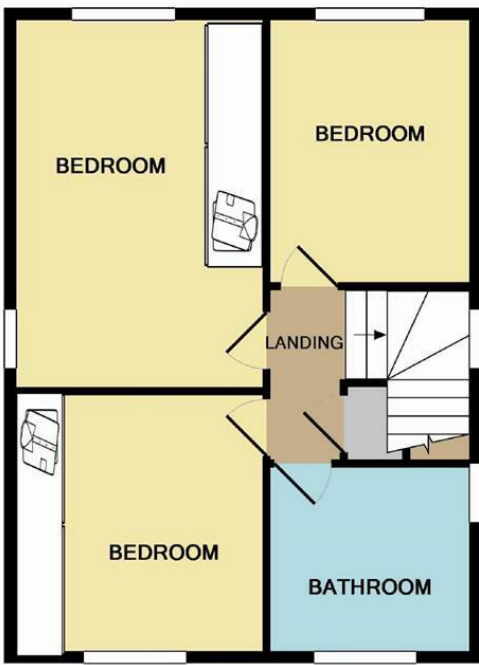
Utility

8'5" x 7'2"

UPVC double glazed door to rear garden, uPVC double glazed windows to rear and side, plumbing for washing machine, space for fridge and freezer, power points.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	