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39 Barford Drive, SK9 2GB
PCM £1,395 PCM



Barford Drive WILMSLOW SK9 2GB

£1,395 PCM



AVAILABLE NOW PART FURNISHED - VIEWING HIGHLY RECOMMENDED

This modern three bedroom semi detached is situated on this popular development only minutes from Wilmslow town centre, A34 and Manchester International Airport. Local shops and schools are within easy walking distance and with ample off road parking along with a conservatory will make this property a popular choice for the growing family.

Entrance porch, lounge thru diner with doors to conservatory, modern fitted kitchen with gas hob and electric oven, fridge freezer, washing machine and dishwasher.

To the first floor three bedrooms and a good sized bathroom with shower over bath.

Front and low maintenance rear garden with shed.

Contact Wilmslow 01625 536300 £1395.00pcm

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank and continue over the next set of traffic lights in onto Manchester Road. At the Bollin Valley roundabout bear right and at the roundabout bear left onto the A34 bypass. Continue in a northerly direction and take the next exit signposted Dean Row. At the roundabout turn left onto Dean Row Road and first left into Alveston Drive. Bear right at the T junction and right again into Barford Drive and the property will be seen on the right hand side.

Entrance Vestibule

With wood effect flooring, radiator, double glazed window to side elevation. Door provides access through to living room area.

Entrance Vestibule.

With wood effect flooring, radiator, double glazed window to side elevation. Door provides access through to living room area.

Living Room Area

With attractive contemporary wood effect flooring and stairs with spindle balustrade provide access to first floor accommodation. Double glazed bay window to front elevation, contemporary fireplace with electric fire inset, understairs fitted storage cupboard, radiator and ceiling coving.

Dining Area

With attractive wood effect flooring sliding double glazed patio style doors open through to conservatory radiator ceiling coving doorway provides access through to kitchen

Kitchen

10'4" x 6'2"
Fitted with a range of modern eye and base level units with roll-top work surfaces over, single sink unit with mixer style tap and drainer, double glazed window to rear elevation, mosaic style tiled splashbacks, four ring gas hob with extractor hood over, contemporary Bosch oven and grill, recess for fridge freezer, integrated Bosch slimline dishwasher, plumbing for washing machine, cupboard housing wall mounted gas central heating boiler.

Conservatory

9'5" x 7'7"
With wood effect flooring and UPVC French style doors opening to rear garden, uPVC double glazed windows to rear and side elevation, vaulted double glazed ceiling and wall mounted electric heater.

First Floor Landing

With deep fitted storage/airing cupboard.

Bedroom One

10'10" x 8'10"
With fitted mirrored wardrobes and sliding doors offering well proportioned full length hanging, radiator, double glazed window to front elevation.

Bedroom Two

9'6" x 7'6"
Radiator and double glazed window to rear elevation.

Bedroom Three

8'5" max x 6'5"
Double glazed window to rear elevation and radiator.

Family Bathroom

Modern white three piece bathroom suite comprising panelled bath with electric fitted shower over, low level WC, pedestal wash hand basin, radiator, attractive and modern tiled splashbacks, frosted double glazed window to side elevation.

Outside

Gardens

Driveway providing off road parking and lawned garden. Whilst to the rear the well proportioned garden is set on the end which provides a corner style plot with a lawned garden area and paved patio offering ideal outside entertaining space.

**** DRAFT DETAILS ****

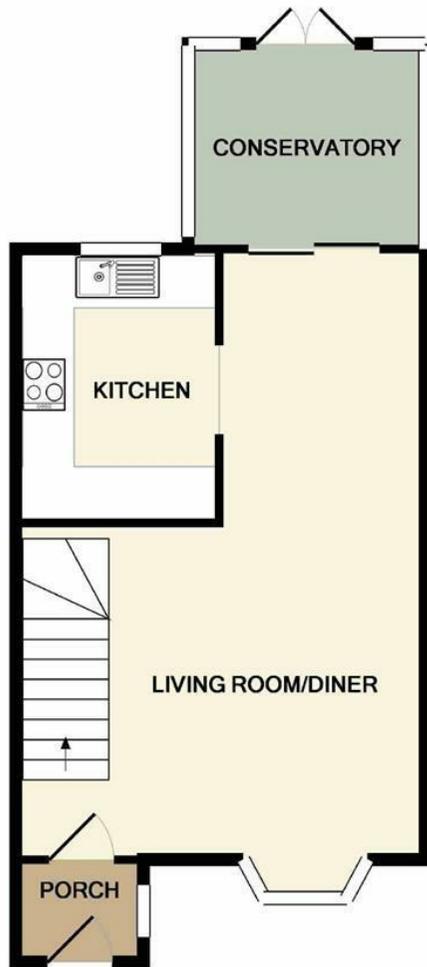


- POPULAR ESTATE
- THREE BEDROOMS
- CONSERVATORY
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- CHESHIRE EAST C

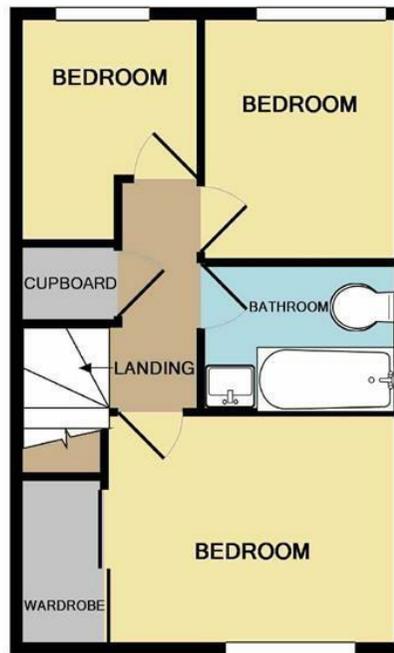


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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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