



**jordanfishwick**

39 TIVERTON DRIVE WILMSLOW SK9 2TJ  
Guide Price £194,950



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Situated within a highly popular development, this two double bedroom ground floor apartment is located a short drive away from Wilmslow town centre on Tiverton Drive. Wilmslow itself offers a wide range of shopping facilities, bars, restaurants, leisure centre and Wilmslow station which allows easy direct access to London Euston and Manchester City centre. The accommodation comprises a communal hallway and staircase which leads to all floors. On entering the apartment on the ground floor there is a private hallway with a useful and well proportioned storage cupboard. The hallway leads to the two double bedrooms, bathroom and a large reception room. The apartment is UPVC double glazed and gas central heated throughout. The generously proportioned living room has space for a dining area and is complemented by a bay window to the front aspect. Accessed via the living space the kitchen is fitted with a range of matching wall and base mounted units with work surfaces. The kitchen offers an integrated washer/dryer and also an integrated dishwasher. Additionally, there is a modern three-piece suite bathroom with electric shower the bath and an airing cupboard offering extra storage. There is parking in the residents car park and well maintained communal grounds. Photos taken before the existing tenancy.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrepro (2020)



- Apartment
- Two Double Bedrooms
- Ground Floor
- Large Reception Room
- Convenient location
- Allocated Parking
- Viewing Recommended

Energy Efficiency Rating	
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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC